

HoldenCopley

PREPARE TO BE MOVED

Morleys Close, Lowdham, Nottinghamshire NG14 7HN

£395,000

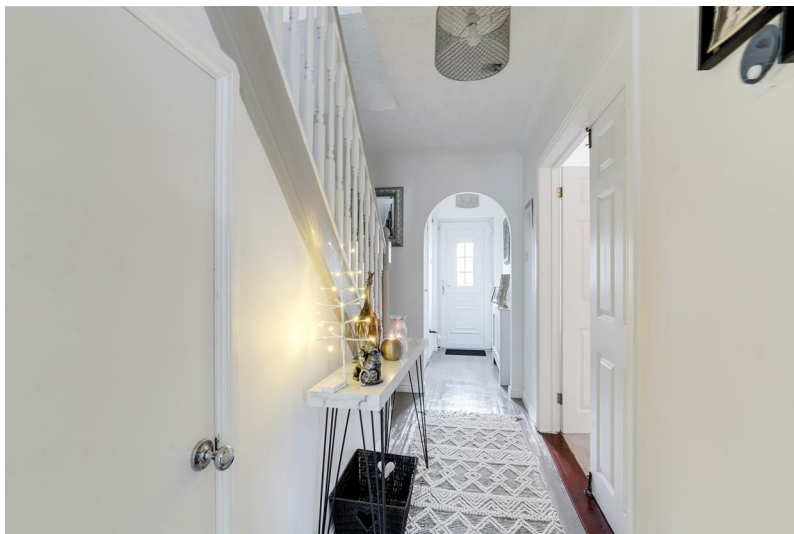
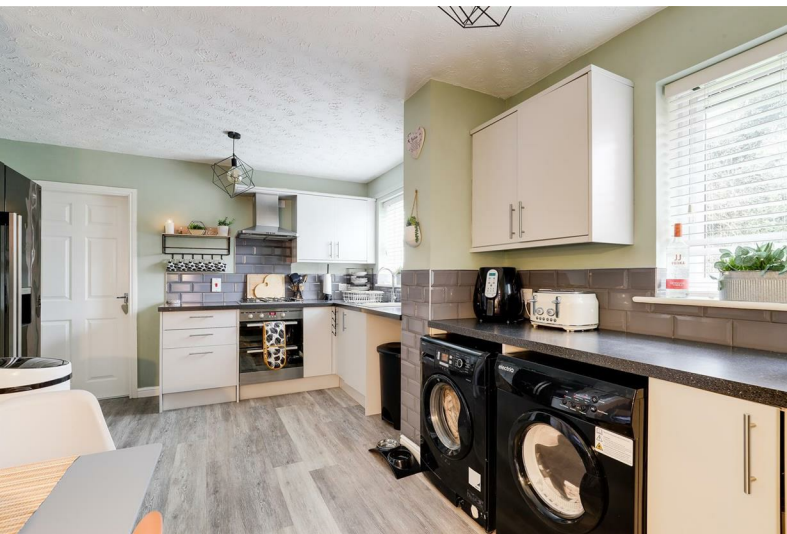
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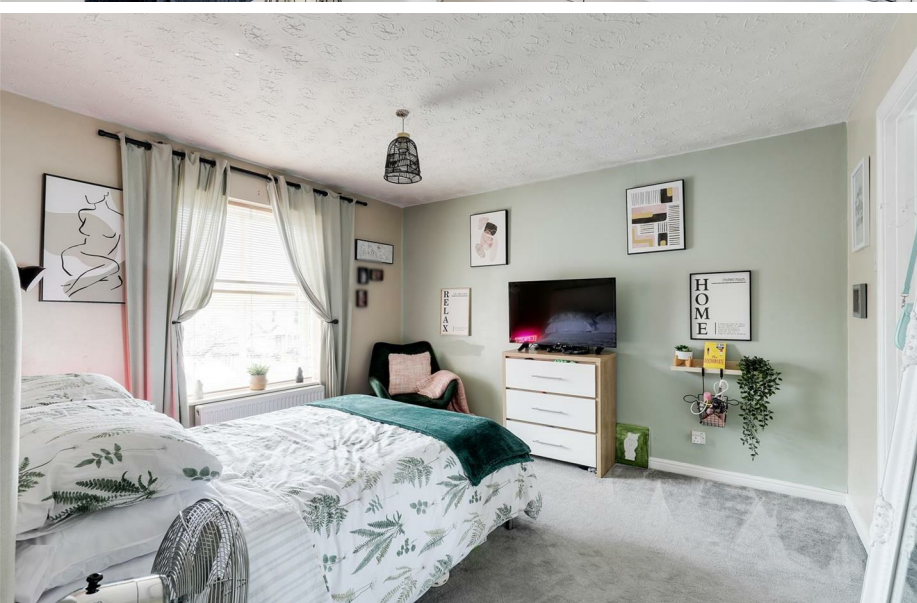


MODERN DETACHED HOUSE...

Nestled in a sought-after location, this well-presented detached house embodies the perfect blend of elegance and modern convenience. As you step through the inviting entrance hall, you are greeted by an air of sophistication that permeates every corner of this home. The ground floor boasts a spacious living room, offering the ideal setting for gatherings and relaxation. Adjacent to it, the dining room, currently utilised as a bedroom, provides versatility to suit the diverse needs of its occupants. The heart of this residence lies in its fitted kitchen, a culinary haven equipped with modern appliances and tasteful finishes that seamlessly combine style and functionality. A convenient shower room and a well-appointed W/C on the ground floor add to the practicality of daily living. Ascend the stairs to the first floor, where four generously sized bedrooms await, each exuding an ambience of tranquillity and comfort. The three-piece bathroom suite serves as a testament to luxury, offering a sanctuary for relaxation. The master bedroom is further enhanced by the presence of an en-suite, ensuring a private retreat for the discerning homeowner. Outdoor living is equally enchanting, with a driveway leading to a secure garage, providing ample off-road parking and storage. The private enclosed garden completes the picture, offering a sanctuary for outdoor enjoyment, whether it be entertaining guests or simply unwinding in the midst of nature. This property is situated in the sought after village location of Lowdham with excellent transporting and commuter bus and rail links, various local amenities such as shops, eateries, great schools and beautiful countryside walks.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Shower Room & W/C
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

19'0" × 6'4" (5.80 × 1.95)

The entrance hall has laminate flooring, carpeted stairs, an under-stair storage cupboard, a radiator, coving to the ceiling and a single UPVC door providing access into the accommodation

Living Room

20'5" × 10'11" (6.24 × 3.35)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling and a box bay window to the front elevation

Dining Room

12'6" × 10'6" (3.82 × 3.21)

The dining room has laminate flooring, coving to the ceiling and double French doors providing access to the rear garden

Kitchen

15'6" × 11'7" (4.73 × 3.55)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, space for an American-style fridge freezer, space and plumbing for a washing machine and tumble dryer, space for a dining table, tiled splashback, laminate flooring, two windows to the rear elevation and a single door providing access to the rear garden

Shower Room

7'6" × 5'6" (2.29 × 1.69)

The shower room has a low-level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure, a radiator and an obscure window to the side elevation

W/C

6'4" × 2'7" (1.95 × 0.81)

This space has a low-level flush W/C, a vanity-style wash basin, tiled splashback, a radiator and an obscure window to the front elevation

FIRST FLOOR

Landing

13'7" × 6'0" (4.16 × 1.85)

The landing has carpeted flooring, an in-built storage cupboard, a radiator, a window to the side elevation and provides access to the loft and first floor accommodation

Master Bedroom

12'1" × 10'11" (3.70 × 3.35)

The master bedroom has carpeted flooring, a radiator, access to the en-suite and a window to the front elevation

En-Suite

6'8" × 5'6" (2.05 × 1.68)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a hand-held shower fixture, a radiator, tiled flooring, partially tiled walls and an obscure window to the side elevation

Bedroom Two

11'5" × 10'9" (3.50 × 3.30)

The second bedroom has carpeted flooring, a radiator and a window to the rear elevation

Bedroom Three

8'8" × 6'6" (2.66 × 2.00)

The third bedroom has laminate flooring, a radiator and a window to the front elevation

Bedroom Four

8'0" × 7'9" (2.45 × 2.38)

The fourth bedroom has carpeted flooring, a radiator and a window to the rear elevation

Bathroom

6'9" × 5'7" (2.08 × 1.71)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a chrome heated towel rail, partially tiled walls and tiled flooring

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing ample off-road parking, a lawn, a range of plants and shrubs, courtesy lighting and gated access to the rear garden

Garage

17'10" × 8'3" (5.45 × 2.52)

The garage has lighting, a wall-mounted boiler and an up-and-over door providing access

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, a range of plants and shrubs, courtesy lighting, an outdoor tap and panelled fencing

DISCLAIMER

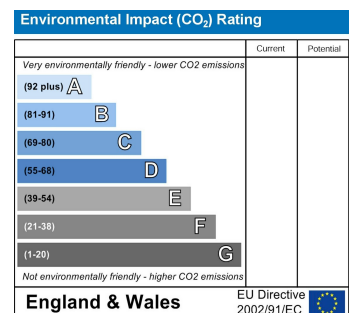
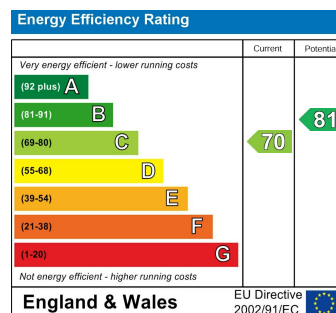
Council Tax Band Rating - Newark and Sherwood District Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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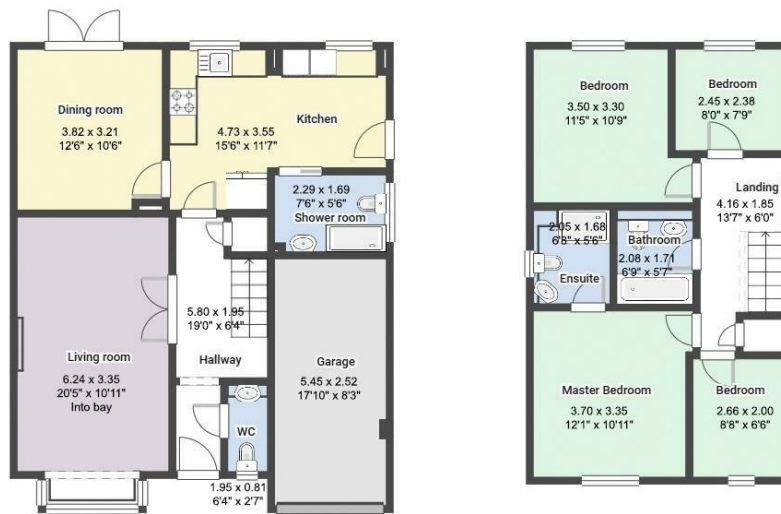
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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