



4 Old Tannery Drive, Lowdham,
Nottinghamshire, NG14 7PS

£675,000
Tel: 01949 836678

 **RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

An excellent opportunity to purchase a substantial detached contemporary home, originally completed by David Wilson Homes in the early 2000s to their Netherseal design, which offers an excellent level of internal accommodation approaching 2,560 sq.ft. and having been extended to the rear with a sympathetic pitched roof addition to the kitchen, creating a fantastic open plan living/entertaining space with part vaulted ceiling and access out into the garden.

The property boasts five double bedrooms, two of which offer ensuite facilities, all rooms having fitted wardrobes, and a separate family bathroom. To the ground floor is an excellent level of accommodation boasting four generous receptions, the sitting room offering an attractive inglenook fireplace with solid fuel stove and access out into the rear garden. The main receptions are enhanced by a spacious open plan living/dining kitchen which would undoubtedly become the hub of the home, tastefully appointed with contemporary fixtures and fittings and integrated appliances, having a useful utility off. In addition, leading off the central hallway with feature staircase rising to a galleried landing above, is a ground floor cloak room which has also been updated with contemporary fixtures and fittings, the property also benefitting from neutral decoration throughout, UPVC double glazing and gas central heating.

As well as the accommodation on offer the property occupies a pleasant plot, generous by modern standards, with a good level of off road parking which in turn leads to a detached double garage with electric car charger. A well maintained rear garden benefits from a southwesterly aspect with a large terrace, central lawn and established borders.

Overall this is a well thought out and generously proportioned family home within this popular location, all within walking distance of the heart of the village with its wealth of amenities.

LOWDHAM

Lowdham is a popular village located between Nottingham and Southwell with excellent facilities including schools,

shops, public houses and thriving village community. There is a railway station and excellent road links via the A6097 to the A46 and A52 providing quick access to the A1 and M1 as well as frequent buses to Nottingham 10 miles away.

AN ATTRACTIVE OPEN FRONTED PORTICO PROVIDES A USEFUL STORM PORCH AND IN TURN LEADS THROUGH INTO:

MAIN ENTRANCE HALL

13' x 12'11" (3.96m x 3.94m)



A well proportioned entrance vestibule having attractive central spindle balustrade staircase rising to an impressive galleried landing above having coved ceiling, central heating radiator and useful under stairs storage cupboard.

Further doors leading to:

LOUNGE

16'10" x 11'9" (14' max into bay) (5.13m x 3.58m (4.27m max into bay))



A well proportioned reception benefitting from a dual aspect as well as attractive walk in double glazed bay window to the front, ideal as a less formal sitting room, play room or family room having central heating radiator and two double glazed windows.

STUDY

11'8" x 10'6" max into bay (8'2" min) (3.56m x 3.20m max into bay (2.49m min))



A well proportioned reception ideal as a home office

perfect for today's way of working having attractive walk in double glazed bay window to the front and central heating radiator.

SITTING ROOM

18' x 11'7" (14'9" max into fireplace) (5.49m x 3.53m (4.50m max into fireplace))



An attractive formal reception benefitting from a southwesterly aspect into the garden, the focal point to the room being an impressive inglenook fireplace with exposed brick chimney breast, raised hearth, inset Morso solid fuel stove, alcoves to the side and timber lintel above, two central heating radiators and double glazed French doors leading out onto the patio.

DINING ROOM

14'6" max into bay x 10'6" (4.42m max into bay x 3.20m)



A versatile reception ideal as formal dining having signature walk in curved David Wilson bandstand window overlooking the rear garden with central heating radiator and further door leading through into:

OPEN PLAN LIVING/DINING KITCHEN

28'6" x 14'4" (8.69m x 4.37m)



A fantastic, light and airy open plan space which has been extended to the rear elevation providing over 400 sq.ft. of floor area comprising initial kitchen area being tastefully appointed, having been modernised with a generous range

of contemporary handleless wall, base and drawer units with a combination of both quartz and granite preparation surfaces including central island unit, which combined creates a fantastic level of working area and storage. Integrated appliances include double oven, induction hob with concealed hood over, warming drawer, dishwasher, wine fridge, full height fridge and freezer, undermounted stainless steel sink with chrome swan neck mixer tap, inset downlighters to the ceiling and contemporary towel radiator. The living area offers an attractive pitched ceiling with inset skylights having integrated electric blinds, central heating radiator, double glazed window and French doors leading out into the rear garden.

Leading off the kitchen a further door leads through into:





UTILITY ROOM

8'4" x 5'11" (2.54m x 1.80m)

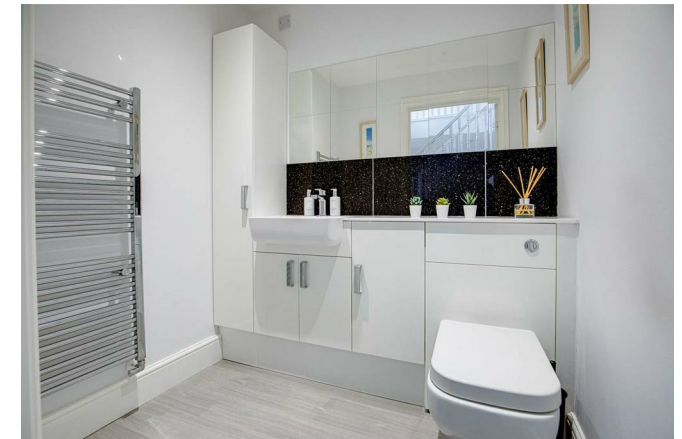


Fitted with a range of wall and base units complementing the main kitchen with full height larder unit, Belfast sink with chrome swan neck mixer tap and tiled splash backs, L shaped configuration of preparation surfaces, plumbing for washing machine, space for tumble dryer, wall mounted upgraded Vaillant gas central heating boiler and exterior door.



GROUND FLOOR CLOAK ROOM

6'2" x 4'10" (1.88m x 1.47m)



Having a contemporary suite comprising built in vanity

unit with attractive granite effect vanity surface over, moulded washbasin and chrome mixer tap, WC with concealed cistern, contemporary towel radiator and inset downlighters to the ceiling.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE CENTRAL STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING



An impressive split level galleried landing having double glazed French doors leading out onto a balcony at the front, access loft space above and central heating radiator.

Further doors leading to:

BEDROOM 1

12'3" x 15' (excluding wardrobes) (3.73m x 4.57m (excluding wardrobes))



A well proportioned double bedroom benefitting from ensuite facilities, fitted with a generous range of integrated furniture with full height wardrobes providing an excellent level of storage, central heating radiator and double glazed window to the front.

A further door leads through into:



ENSUITE SHOWER ROOM

9' x 3'10" (2.74m x 1.17m)



Having been upgraded with a contemporary suite comprising double width shower enclosure with sliding glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, vanity unit with inset washbasin and chrome mixer tap, fully tiled walls, shaver point, contemporary towel radiator and double glazed window to the side.

BEDROOM 2

12'11" max (9'8" min) x 14' (excluding wardrobes) (3.94m max (2.95m min) x 4.27m (excluding wardrobes))



A further double bedroom also benefitting from ensuite facilities, having integrated wardrobes, central heating radiator and double glazed window overlooking the rear garden,

A further door leads through into:



ENSUITE SHOWER ROOM

9'8" x 4'11" max (2.95m x 1.50m max)



Having white suite comprising close coupled WC, pedestal washbasin with tiled splash backs, shower enclosure with wall mounted shower mixer and independent handset over, central heating radiator and double glazed window.

BEDROOM 3

12'10" x 10'4" (excluding wardrobes) (3.91m x 3.15m (excluding wardrobes))



A further double bedroom having aspect to the front with built in wardrobes, central heating radiator and double glazed window.

BEDROOM 4

11' x 10'5" (3.35m x 3.18m)



A double bedroom having aspect into the rear garden with built in wardrobes, central heating radiator and double glazed window.

BEDROOM 5

12'9" (including wardrobes) x 8'3" (3.89m (including wardrobes) x 2.51m)



A double bedroom having aspect into the rear garden with built in wardrobes, central heating radiator and double glazed window.

BATHROOM

9'2" x 6'9" (2.79m x 2.06m)



Having contemporary suite comprising double ended panel bath with centrally mounted chrome mixer tap, separate quadrant shower enclosure with curved sliding glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit with gloss door fronts, WC with concealed cistern and vanity surface over with inset washbasin and chrome mixer tap, fully tiled walls, shaver point, contemporary towel radiator and double glazed window to the side.

EXTERIOR



The property occupies a delightful plot, generous by modern standards, benefitting from a southwesterly rear aspect having a generous open plan frontage providing an excellent level of off road parking to the side which, in turn, leads to the detached double garage with electric car charger. The remainder of the frontage is laid to lawn with established borders and central pathway leading to the front door. The rear garden is an excellent outdoor space, perfect for families, having a large paved terrace linking back into both the main sitting room and living area of the kitchen providing and superb entertaining space, leading out onto a mainly lawned garden having established borders with a variety of trees and shrubs and enclosed by panelled fencing and, again, benefitting from a southwesterly aspect. The garden also benefits from an outside cold water tap and power point.



DOUBLE GARAGE

17'6" x 16'5" approx (5.33m x 5.00m approx)

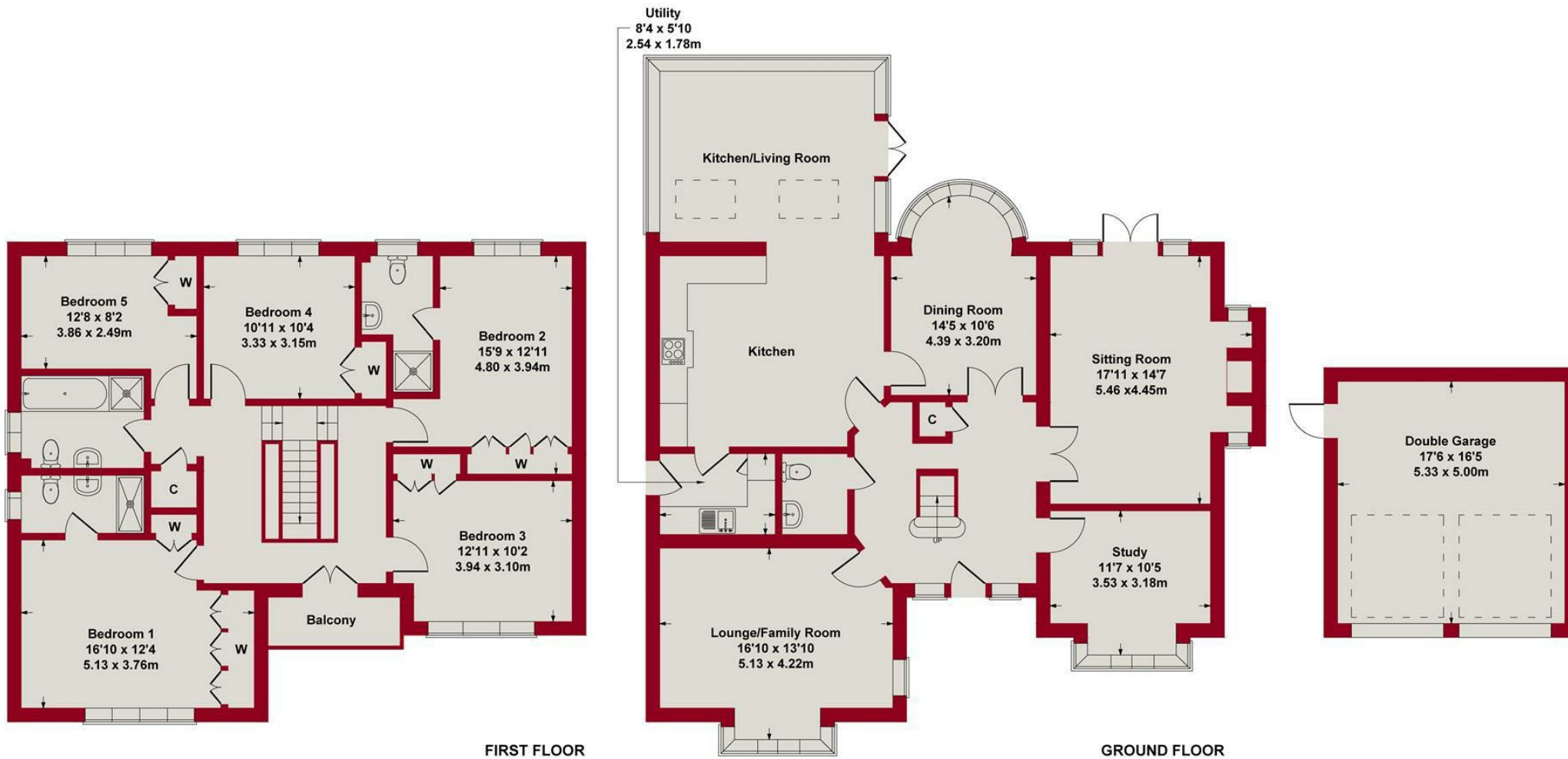
Having twin up and over doors, one being electric, power and light, useful storage in the eaves and courtesy door to the side and electric car charging point.

COUNCIL TAX BAND

Newark & Sherwood District Council - Band F

TENURE

Freehold - tbc



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	84
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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