



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

£650,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this superb detached family orientated home originally completed by David Wilson Homes in the early 2000s to their popular, double fronted, Netherseal design which provides an excellent level of internal accommodation, having five bedrooms, two with ensuite and separate family bathroom while to the ground floor there are three main reception rooms as well as a fantastic, open plan living/dining kitchen which has been extended to the rear elevation, creating an even larger space, perfect for everyday living and entertaining.

The property has been thoughtfully modernised with contemporary fixtures and fittings and tasteful décor as well as a range of floor coverings which combine to create an attractive home.

The property offers some impressive features having a central staircase which rises to an attractive galleried landing above with Juliette balcony to front creating an impressive focal point.

As well as the internal accommodation the property occupies a pleasant established plot, set back behind a large block set driveway providing a considerable level of off road parking for around four vehicles as well as a detached double garage and pleasant, enclosed, established garden at the rear.

Overall this is an excellent detached home within a popular village setting, ideal for families either upsizing or relocating into the village.

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 OPEN FRONTED STORM PORCH LEADS TO THE MAIN ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

MAIN ENTRANCE HALL

13' x 13' (3.96m x 3.96m)



A well proportioned entrance vestibule of generous proportions offering an attractive, central, spindle balustrade staircase rising to a split level galleried landing above having attractive timber effect tiled floor, deep skirting, central heating radiator, useful under stairs alcove and additional under stairs cupboard.

Further doors leading to:



STUDY

11'7" x 8'3" (9'11" max into bay) (3.53m x 2.51m (3.02m max into bay))



A versatile third reception, ideal as a home office perfect for today's way of working or alternatively would make an excellent snug, having attractive walk in double glazed by window to the front, wood effect laminate flooring, deep skirting and central heating radiator.



LOUNGE

18'6" x 11'8" (5.64m x 3.56m)



A well proportioned reception benefitting from access out into the rear garden, the focal point to the room being attractive inglenook fireplace with exposed brick chimney breast, flagged hearth, inset Morso stove and timber lintel above, alcoves to the side with double glazed windows, wood effect flooring, deep skirting, two central heating radiators and double glazed French doors to the rear.



OPEN PLAN LIVING/DINING KITCHEN

23' max x 26'8" max (7.01m max x 8.13m max)



A fantastic L shaped, open plan, everyday living/entertaining space which has been reconfigured from the original design and extended to the rear with an attractive, part pitched, single storey addition having inset skylights, double glazed window to the side and bifold doors into the garden. The kitchen is beautifully appointed being fitted with a range of Shaker style wall, base and drawer units, having 3/4 high larder units, granite preparation surfaces providing a good working area including a central island unit with integral breakfast bar

for informal dining and also encompassing an under mounted Belfast sink with articulated mixer tap, additional storage, integrated dishwasher and wine cooler, further appliances include twin Neff ovens, five ring Neff gas hob with granite splash back and chimney hood over, fridge and freezer, continuation of the wood effect tiled floor and two central heating radiators.

The kitchen is open plan to a living/snug area which encompasses the signature David Wilson bandstand curved bay window overlooking the rear garden, having deep skirting and central heating radiator.

From the kitchen a further door leads through into:





UTILITY ROOM

8'3" x 5'9" (2.51m x 1.75m)



Fitted with a range of wall and base units complementing the main kitchen, again with granite preparation surfaces, under mounted stainless steel sink with swan neck mixer tap, mosaic effect tiled splash backs, plumbing for washing machine and space for tumble dryer, wall mounted gas central heating boiler, central heating radiator and double glazed window to the side.

SITTING ROOM

16'10" x 14' max into bay (11'8" min) (5.13m x 4.27m max into bay (3.56m min))



A versatile reception ideal as a further sitting room benefitting from a dual aspect with double glazed walk in bay window and additional window to the side, wood effect laminate flooring, deep skirting, coved ceiling and two central heating radiators.



GROUND FLOOR CLOAK ROOM

4'10" x 6'1" (1.47m x 1.85m)



Appointed with a two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap, tongue and groove effect splash backs, tiled floor and central heating radiator.

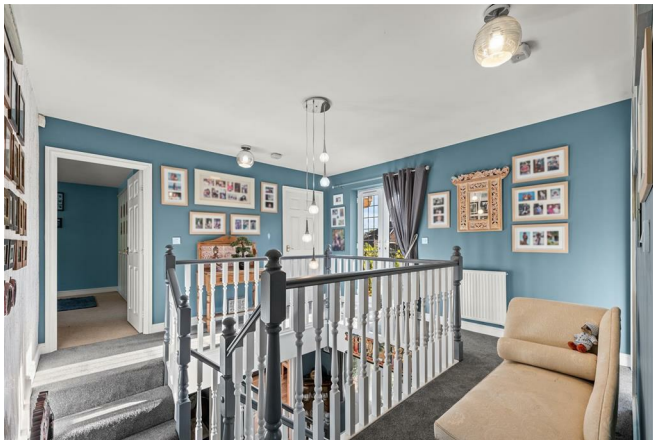
RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING



A split level galleried landing having built in airing cupboard which houses the hot water cylinder with useful storage above, central heating radiator and double glazed French doors leading out onto a central balcony.

Further doors lead to:



BEDROOM 1

15' excluding wardrobes x 12'2" (4.57m excluding wardrobes x 3.71m)



A well proportioned double bedroom benefitting from ensuite facilities, fitted with a generous range of integrated furniture with full height wardrobes, 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 a modern suite comprising shower enclosure with sliding screen and wall mounted thermostatic mixer, WC with concealed cistern, vanity surface over with inset washbasin with chrome mixer tap and mirrored splash backs, wall mounted cupboards, deep skirting, contemporary towel radiator and double glazed window to the side.



BEDROOM 2

14' 4" (excluding wardrobes) x 9'8" (13' max) (4.27m x 2.95m)
1.22m (excluding wardrobes) x 2.95m (3.96m m)



A further well proportioned double bedroom also benefitting from ensuite facilities with aspect into the rear garden having a run of built in wardrobes and central heating radiator.

A further door leads through into:



ENSUITE SHOWER ROOM

9'9" x 4'9" (2.97m x 1.45m)



Having suite comprising shower enclosure with wall mounted shower mixer, close coupled WC and pedestal washbasin, tiled splash backs and floor, central heating radiator and double glazed window to the rear.



BEDROOM 3

12'10" x 9'9" (excluding wardrobes) (3.91m x 2.97m)
(excluding wardrobes))

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

BEDROOM 4

11'2" (excluding wardrobes) x 10'6" (3.40m (excluding wardrobes) x 3.20m)



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



BEDROOM 5

12'7" x 8' min (3.84m x 2.44m min)



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



MAIN BATHROOM

9'3" x 6'8" (2.82m x 2.03m)



Having a suite comprising double ended spa bath with wall mounted mixer tap and integral shower handset, separate quadrant shower enclosure with double doors and wall mounted shower mixer with both independent handset and rainwater rose over, a run of vanity units with granite vanity surface over and inset washbasin with chrome mixer tap and mirrored and tiled splash backs, WC with concealed cistern, contemporary towel radiator and double glazed window to the side.

EXTERIOR



The property occupies a pleasant established plot offering a generous level of frontage having a block set driveway providing a considerable level of off road parking and established perimeter borders. The driveway in turn leads to a detached double garage with twin up and over doors, power and light and courtesy door to the side. To the fore of the garage is also a pleasant, established garden area with central lawn and well stocked perimeter borders. A timber courtesy gate to the side of the property gives access into an enclosed rear garden with an initial terrace providing a pleasant seating area leading onto a central lawn, having well stocked perimeter borders with established trees and shrubs as well as a garden pergola which provides a fantastic covered seating area, ideal for outdoor entertaining.





<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>



COUNCIL TAX BAND

Newark & Sherwood District Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

Property is understood to be on mains drainage, electric, water and gas. (information taken from Energy performance certificate and/or vendor).

The property has been subject to surface water flooding in the past (further details available). It is worth noting however that Lowdham is benefiting from an Environment Agency backed scheme, costing 26 million pounds, to alleviate risks within the area. Works are underway with completion expected in 2026.

ADDITIONAL INFORMATION

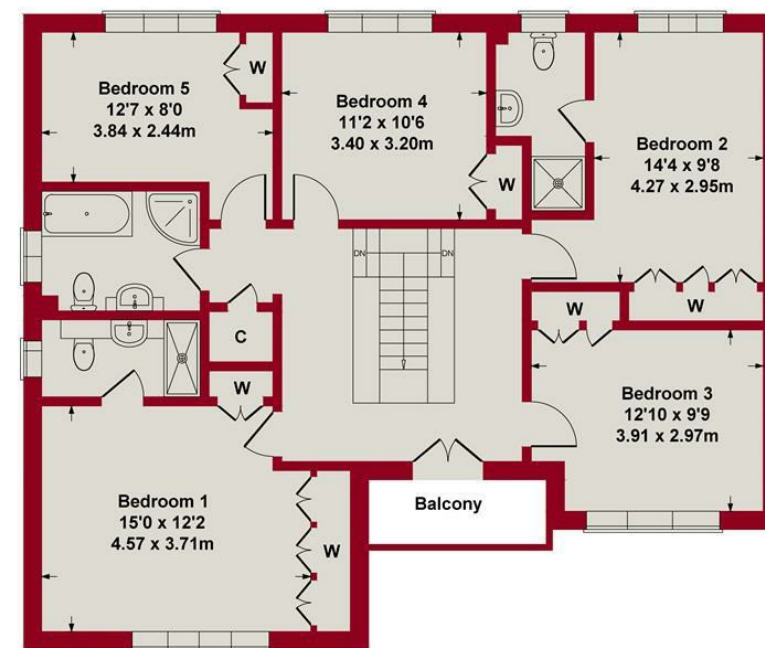
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _



GARAGE

GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2024





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		
	73	81
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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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