



35 Blenheim Avenue, Lowdham,
Nottinghamshire, NG14 7WD

£475,000

Tel: 01949 836678

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

- Detached Family Home
- Contemporary Fixtures & Fittings
- Large Utility & Ground Floor Cloak Room
- Double Width Driveway & Garage
- Popular Location
- Tastefully Modernised Throughout
- 4 Bedrooms 2 Receptions
- Ensuite & Family Bathroom
- Established Gardens
- Viewing Highly Recommended

We have pleasure in offering to the market this detached, modern, family orientated home which has seen a significant programme of both updating and reconfiguration over the years, being immaculately presented throughout with contemporary fixtures and fittings and tasteful decoration.

The property offers two main reception areas including a large, open plan, L shaped, living/dining kitchen which is undoubtedly going to become the hub of the home. An initial reception area with attractive walk in box bay window to the front opens out into a tastefully appointed, modern kitchen fitted with a generous range of units, granite preparation surfaces and integrated appliances, with access out into the rear garden. Leading off a central hallway is a further sitting room with feature fireplace and an aspect into the rear garden. In addition there is a ground floor cloak room and large utility room with boot room off that provides a really useful and versatile space which would be large enough to accommodate a study area or home office if required. To the first floor there are four bedrooms, the main benefitting from fitted wardrobes and ensuite facilities and separate updated contemporary bath/shower room.

As well as the internal accommodation the property occupies a pleasant established plot, having a double width driveway and garage. To the rear is a lovingly established and well stocked mature garden, enclosed to all sides to offer a relatively good degree of privacy and with a west to north west aspect.

Overall this would be an excellent opportunity, particularly for families upsizing into this popular and well served village looking for a home that is presented in a move in condition.

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 COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH LEADED DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

18'9" x 8'6" (5.72m x 2.59m)

A well proportioned L shaped initial entrance vestibule having an attractive central staircase

with spindle balustrade rising to a first floor galleried landing above, tiled floor, deep skirtings, coved ceiling with inset downlighters and, in turn, further doors leading to:

GROUND FLOOR CLOAK ROOM

6'3" x 2'9" (1.91m x 0.84m)

Having a contemporary two piece suite by Porcelanosa and RAK Ceramics comprising WC with concealed cistern and vanity surround and separate vanity unit with rectangular washbasin with chrome mixer tap and mosaic tiled splash backs, continuation of the tiled floor and double glazed window.

SITTING ROOM

16'3" x 12'6" (4.95m x 3.81m)

A well proportioned reception having a pleasant aspect into the rear garden, the focal point to the room being a chimney breast with contemporary fire surround and mantel with inset electric log effect fire and alcoves to the side, coved ceiling and two double glazed windows to the rear.

OPEN PLAN L SHAPED DINING KITCHEN

29' x 17'6" max (in total) (8.84m x 5.33m max (in total))

A fantastic, well proportioned, light and airy L shaped, open plan, everyday living/entertaining space comprising initial reception area ideal as formal dining, having attractive polished tiled floor, brick glass lights through to the entrance hall, walk in double glazed bay window to the front, coved ceiling with inset downlighters and double glazed exterior door to the side. The initial reception area is, in turn, open plan to a breakfast kitchen which is tastefully appointed with a generous range of contemporary wall, base and drawer units with brushed metal fittings, having an L shaped configuration of granite preparation surfaces with undermounted sink unit with chrome swan neck mixer tap, integrated appliances including five ring gas hob with stainless steel chimney hood over, fan assisted oven beneath, dishwasher and fridge freezer, complementing dresser unit providing further additional storage with wine racks and obscured glazed display cabinets with drawer units beneath and additional granite work surface, coved ceiling, inset downlighters and double glazed window and French doors leading out into the rear garden.

Returning to the main entrance hall a further door leads through into:

UTILITY ROOM

12'5" x 8'6" (3.78m x 2.59m)

A well proportioned and versatile space currently utilised as a utility area, having fitted wall and base units with brushed metal fittings and laminate preparation surface, inset sink and drain unit with swan neck mixer tap, plumbing for washing machine and space for tumble dryer. The room would however be large enough to possibly accommodate a study area making it ideal as a home office, having double glazed window to the front, coved ceiling, inset downlighters, continuation of the tiled floor, a courtesy door into the garage and a further door leading to:

BOOT ROOM/CLOAKS CUPBOARD

7'11" x 3'9" (2.41m x 1.14m)

A well proportioned space having fitted shelving, cloaks hanging space, room for free standing appliances and continuation of the tiled floor.

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

FIRST FLOOR GALLERIED LANDING

Having coved ceiling, access to loft space above, inset downlighters and further doors, in turn, leading to:

BEDROOM 1

12'4" (excluding wardrobes) x 9'11" (3.76m (excluding wardrobes) x 3.02m)

A well proportioned double bedroom having a pleasant aspect into the rear garden and benefitting from ensuite facilities, having fitted full height wardrobes with sliding mirrored door fronts, coved ceiling with inset downlighters, double glazed window and a further door leading to:

ENSUITE SHOWER ROOM

9'3" max x 6' (2.82m max x 1.83m)

Tastefully appointed with a modern suite comprising double length shower enclosure with glass screen and wall mounted shower mixer with independent handset over, vanity unit, WC with concealed cistern and vanity surface over with inset washbasin with chrome mixer tap and tiled splash backs, shaver point, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the side.

BEDROOM 2

11' x 8'7" (3.35m x 2.62m)

A further double bedroom having wood effect laminate flooring, coved ceiling and double glazed window to the front.

BEDROOM 3

10' x 9'11" (3.05m x 3.02m)

Again a double bedroom having aspect into the rear garden with wood effect laminate flooring, coved ceiling and double glazed window.

BEDROOM 4

6'11" x 8'11" (2.11m x 2.72m)

Currently utilised as a first floor playroom but would be ideal as a child's single bedroom or first floor office, having wood effect laminate flooring, coved ceiling and double glazed window to the front.

FAMILY BATHROOM

6'11" x 7'11" (10'10" max into shower enclosure) (2.11m x 2.41m (3.30m max into shower enclosure))

A well proportioned L shaped family bathroom that has been tastefully modernised with a contemporary suite which comprises double ended panelled bath with centrally mounted chrome mixer tap and tiled splash backs, separate shower enclosure with glass screen and wall mounted Mira digital thermostatic shower, vanity unit, WC with concealed cistern with quartz vanity surface over and inset washbasin with chrome mixer tap and tiled splash backs, inset downlighters to the ceiling and contemporary towel radiator.

EXTERIOR

The property occupies a pleasant established plot within this popular development, set back behind an open plan frontage which is partly laid to lawn with inset borders with established trees and shrubs. In addition there is a double width tarmac driveway providing off road parking for two vehicles which, in turn, leads to an attached garage, having sectional up and over door, power and light and courtesy door. Timber courtesy gates give access into an established and relatively private rear garden which offers a west to north west aspect, catching much of the afternoon and evening sun, having an initial paved terrace with block set edging which links back into the breakfast area of the kitchen. The remainder of the garden is laid to lawn but is well stocked with an abundance of trees and shrubs, creating a delightful outdoor space. In addition there is a useful timber storage shed and cold water tap.

COUNCIL TAX BAND

Newark & Sherwood District Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

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

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

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

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



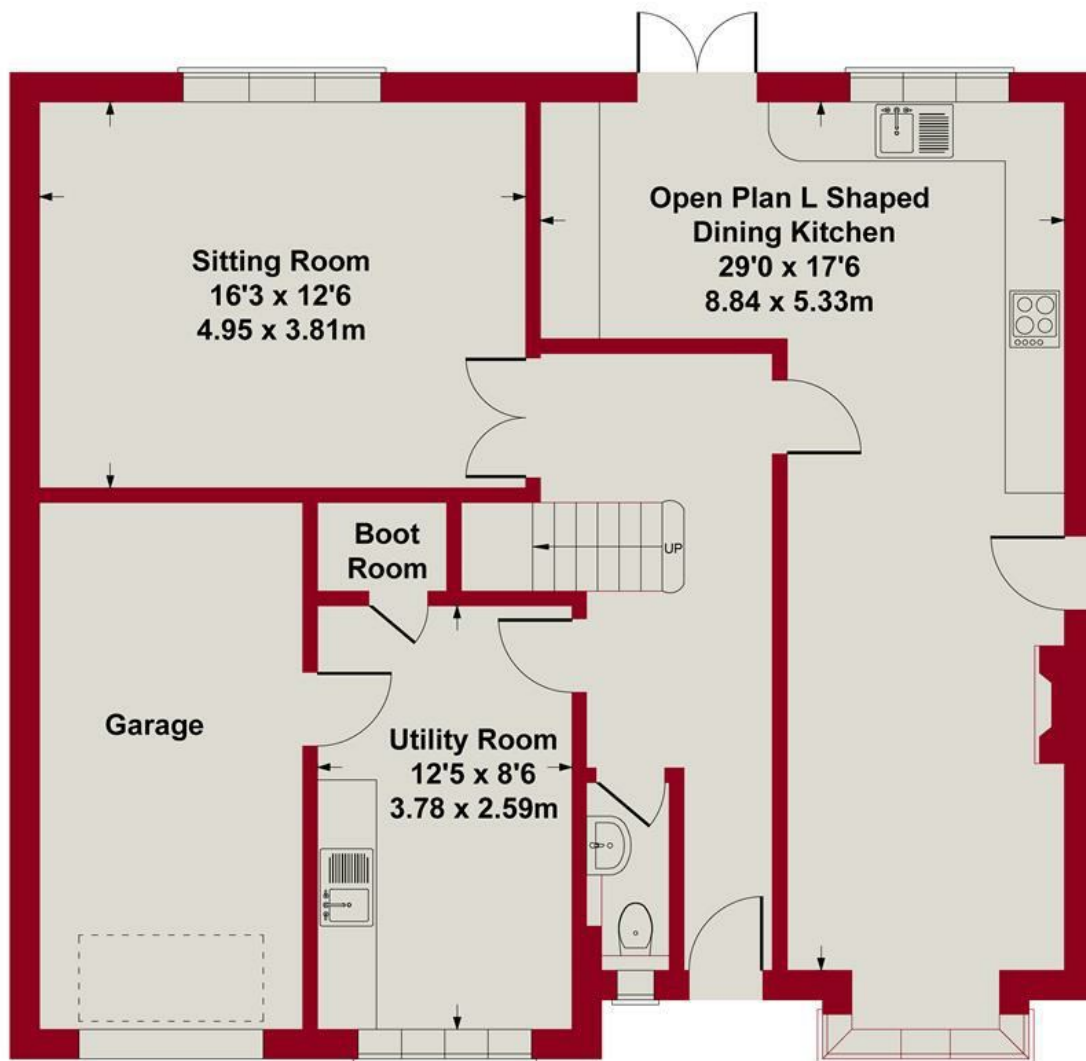




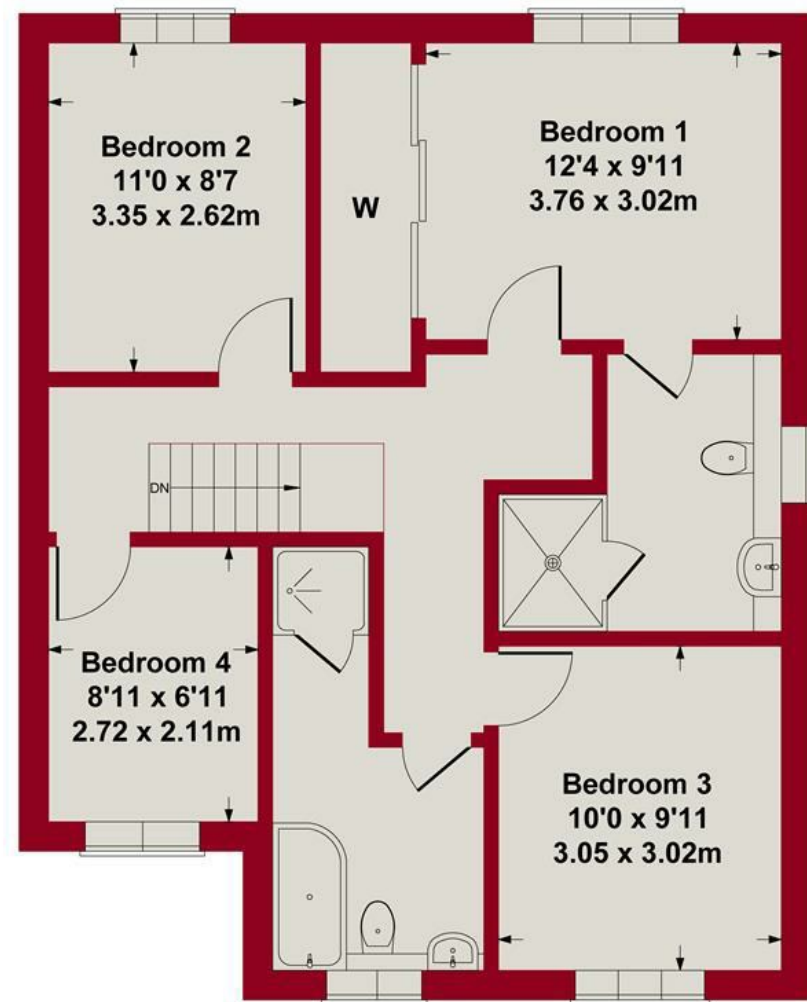








GROUND FLOOR

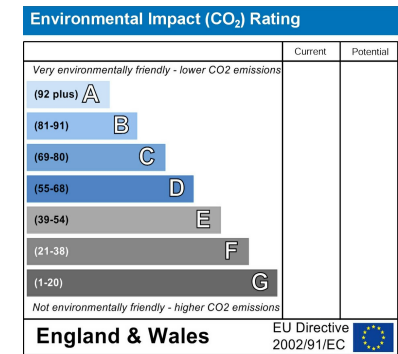
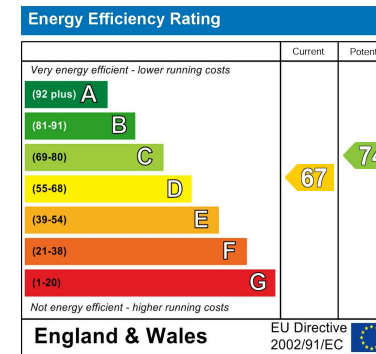


FIRST FLOOR

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.





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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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