



7 Lowcroft, Woodthorpe, NG5 4JR

£415,000



Marriotts



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- Three bedrooms (originally four)
- Hallway with downstairs toilet
- Two separate block paved driveways
- Full width kitchen extension with snug
- Immaculate gardens with composite decking
- Cul-de-sac location & garage with electric door

VERY IMPRESSIVE!! A fantastic extended family home in a sought after cul-de-sac location just off Longacre. Originally four bedrooms, the fourth being converted in to a dressing room, plus a full-width kitchen extension and two driveways! Viewing essential!

£415,000



Overview

Tucked away in the highly sought-after cul-de-sac of Lowcroft, Woodthorpe, this lovely detached house offers a perfect blend of comfort and modern living. With three reception rooms, this property is ideal for both entertaining guests and enjoying family time. The heart of the home is undoubtedly the stunning kitchen, with full-width extension, which boasts skylight windows and full-width bi-fold doors that flood the space with natural light. The modern fitted kitchen features solid granite worktops and several integrated appliances, making it a delight for any culinary enthusiast.

The property comprises three spacious bedrooms, including a master suite that has been thoughtfully transformed from the original four-bedroom layout. This alteration has created a generous fully fitted dressing room, which can easily be reverted back to a fourth bedroom if desired. The immaculate gardens are a true highlight, featuring balustrade enclosed composite decking and a walkway that leads to a secluded decked seating area, perfect for enjoying the outdoors in privacy.

Parking is a breeze with space for up to three vehicles, ensuring convenience for you and your guests. Located close to Mapperley's vibrant shopping area, this home offers easy access to a variety of amenities, making it an ideal choice for families and professionals alike. This property is not just a house; it is a wonderful place to call home. Don't miss the opportunity to make it yours.

Entrance Hall

With a composite front entrance door, radiator, multiple ceiling downlights and stairs to the first-floor landing with an under-stair cupboard. Glazed panel doors lead to both the lounge and kitchen, with a door also leading to the downstairs toilet.



Downstairs Toilet

With wood laminate flooring, semi pedestal washbasin with tiled splashback, concealed cistern dual-flush toilet, radiator and UPVC double-glazed side window.

Living Room

Marble fireplace and hearth with Adam style surround and coal effect living flame gas fire. UPVC double glazed front window, radiator and large opening through to the dining room.

Dining Room

With multiple ceiling downlights, radiator, glazed panel door through to the kitchen and UPVC double-glazed sliding patio door through to the breakfast area.

Breakfast Kitchen

The main kitchen area has a range of wall and base units with gloss cream doors, solid granite worktops and drainer with an undercounter one-and-a-half-bowl stainless steel sink, concealed worksurface LED strip lighting and two separate pop-up power point banks with USB. Appliances consist of an integrated bushed steel trim electric oven, separate microwave & grill and a black glass five-ring hob with granite splashback and steel & glass extractor. Integrated dishwasher, large fridge freezer recess, ceiling downlights and wood-style flooring which continues through to the extension. The breakfast area has further matching units and a large granite breakfast bar, three Velux windows, two vertical radiators, full-width bi-fold doors leading out to the decking and steps up to the sitting room/snug.

Sitting Room/Snug

Forming part of the extension, with a vertical radiator, UPVC double-glazed window and a connecting door to the garage.

First Floor Landing

A split-level landing, with the lower level providing access to bedroom 3 and also with a floor-to-ceiling UPVC double-glazed rear window. Ceiling downlights, loft access and doors to the remaining bedrooms and bathroom.

Bedroom 1

A spacious bedroom with multiple ceiling downlights, UPVC double-glazed window and access to the dressing room, also with multiple ceiling downlights, ample built-in eight-door wardrobes to two walls with shelving and double rails, including feature pull down top rails.

Bedroom 2

UPVC double-glazed rear window, radiator and built-in double wardrobe with internal double doors leading to full-length eaves storage located over the garage, with part boarding and light.

Bedroom 3

UPVC double glazed front window, radiator and double wardrobe.

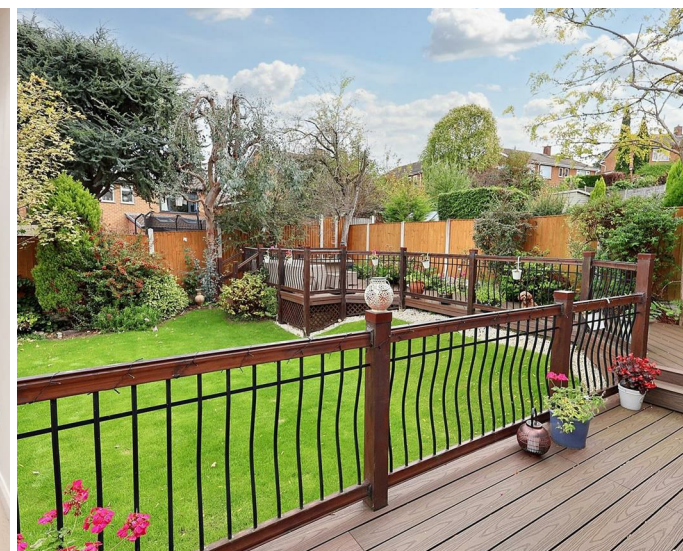
Bathroom

With fully tiled walls, the suite consists of a bath with electric shower and glass screen, fitted vanity surround and ample cupboards with wash basin, concealed cistern toilet, vanity mirror and pelmet downlights. Ladder towel rail and two UPVC double glazed side windows.

Outside

To the front, there are two separate block-paved driveways, one of which leads to the garage. The garage has an electric roller door, RCD board and both smart meters, with light, power and wall-mounted Ideal Logic combination gas boiler. To the rear, balustrade enclosed composite decking and steps lead down to the garden and also provides an L-shaped walkway leading to the main balustrade enclosed composite seating area. The garden is lawned with established plant and shrub borders and located to the side is an integral store room with power and plumbing for washing machine.

Material Information



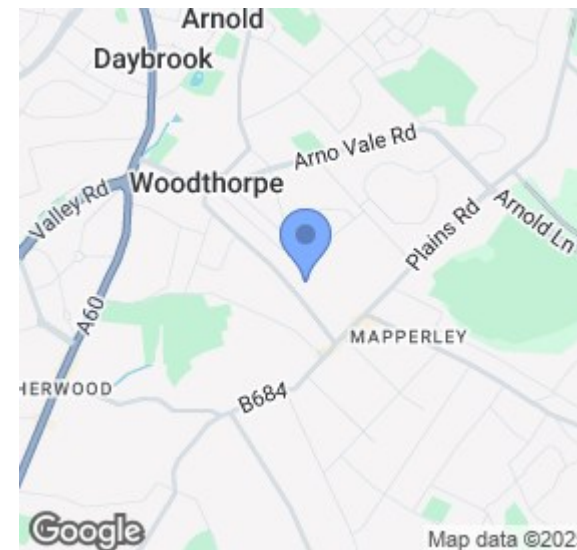
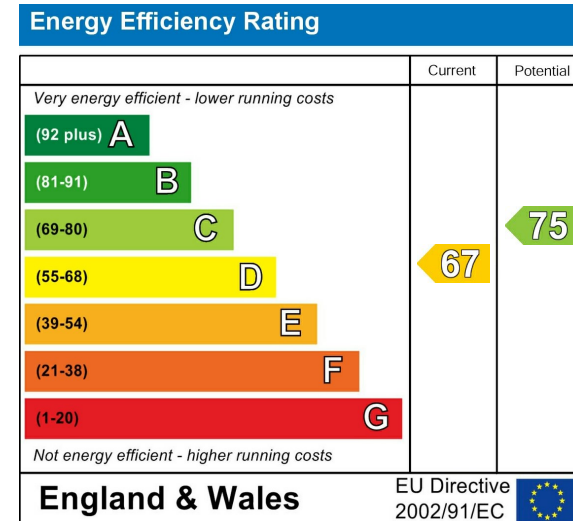
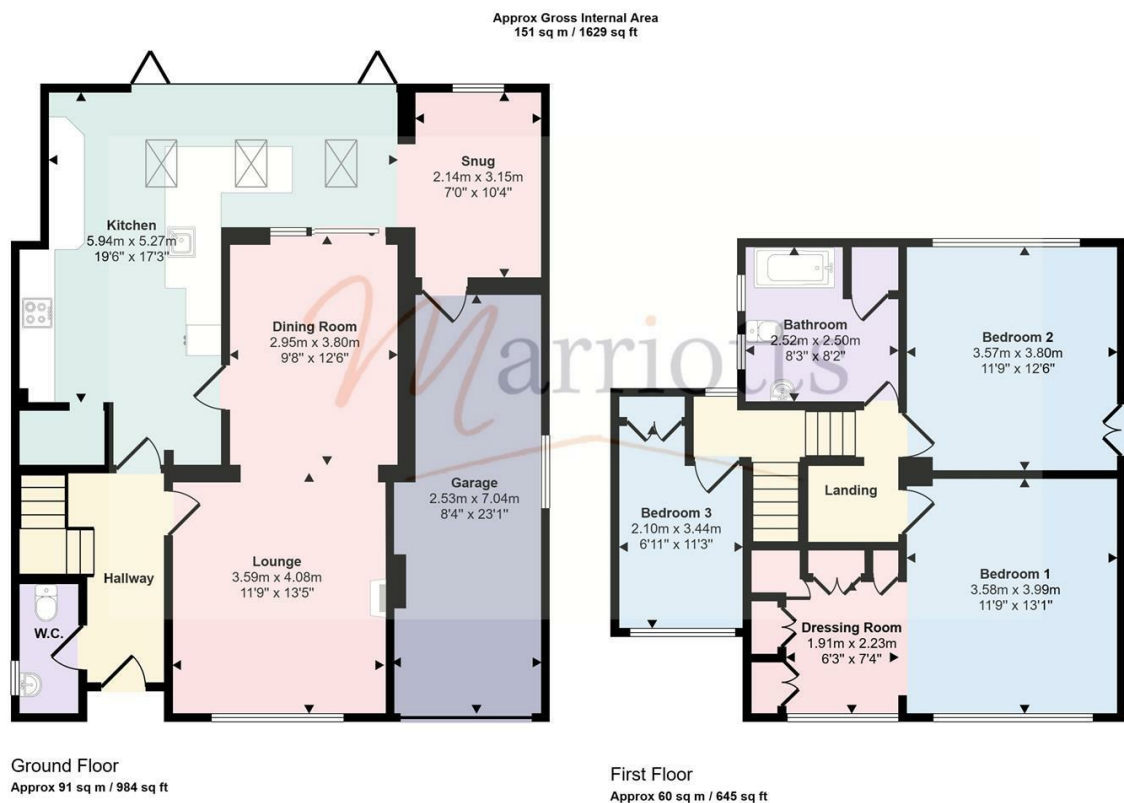




TENURE: Freehold
 COUNCIL TAX: Gedling Borough Council - Band E
 PROPERTY CONSTRUCTION: cavity brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
 FLOOD RISK: very low
 ASBESTOS PRESENT: n/k
 ANY KNOWN EXTERNAL FACTORS: n/k
 LOCATION OF BOILER: garage
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER:
 MAINS ELECTRICITY PROVIDER:
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: n/k
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
 ELECTRIC CAR CHARGING POINT: not available.
 ACCESS AND SAFETY INFORMATION: level front and rear access. Stepped access to the rear garden







Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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