

# Emma Terry Homes

*moving made personal*



12 Nottingham Road

Lowdham, Nottingham, NG14 7AP

Guide price £650,000



# 12 Nottingham Road, Lowdham, Nottingham NG14 7AP

**\*\*NO CHAIN\*\***

A beautifully extended detached dormer bungalow, offering exceptionally versatile accommodation and an ideal home for families and buyers of all generations. Set behind a gated driveway, the property occupies an attractive plot with a generous garden, garage and versatile garden room.

The ground floor offers a fantastic amount of living space, beginning with a welcoming entrance hall leading to a Dining Room, separate Lounge and Kitchen/Breakfast room. The kitchen provides a sociable space for everyday family life, with a pantry cupboard and additional storage. There are also two well-proportioned bedrooms on the ground floor, including a generous principal bedroom with walk-in wardrobe and en-suite shower room, together with a further shower room.

The accommodation continues to offer flexibility with a separate study which could also in turn be used as an additional bedroom.

To the first floor is a further generous bedroom, served by a family bathroom and benefitting from useful additional storage. The layout makes this a particularly versatile home, with the option to accommodate children, guests or extended family across both floors.

Outside, the property is approached via a gated driveway providing access to the garage and front of the home. The established rear garden has been thoughtfully landscaped with areas of lawn, mature trees, shrubs, bushes and planted borders, together with attractive garden lighting. Gated access leads directly onto the adjoining footpath, providing convenient access beyond the property.

Overall, this is a substantial and highly adaptable home, offering spacious accommodation, three bedrooms, multiple reception and work-from-home spaces, a garage, garden room and an attractive established garden, making it well suited to a wide range of buyers and stages of life.



## PORCH

Entrance door to property, internal windows through to Dining Room and Lounge and door through to Hallway.

## HALLWAY

Access to Dining Room, doors through to Lounge, Utility Room and Kitchen/Breakfast Room and stairs to First Floor.

## DINING ROOM

A central heating radiator and double glazed window to front.

## LOUNGE

A central heating radiator, exposed brick feature wall with log burner and double glazed bay window to front.

## UTILITY ROOM

Fitted storage units, sink with mixer tap, space for washer and dryer and double glazed obscure window to side.

## KITCHEN/BREAKFAST ROOM

A variety of wall and base units, gas hob and extractor fan, built-in oven and combi-microwave oven, double Belfast sink with mixer tap, integrated dishwasher, space for fridge/freezer, pantry, underfloor heating, storage cupboard, double glazed windows to side and rear and double glazed door to rear.

## REAR HALLWAY

Underfloor heating, fitted storage, doors through to Shower Room, Bedroom 2, Master Bedroom and Study and double glazed door through to rear.

## SHOWER ROOM

Underfloor heating, low level flush WC, wash hand basin in vanity unit with mixer tap, walk-in shower, heated towel rail and double glazed window to side.

## BEDROOM 2

A central heating radiator and double glazed window to side.

## MASTER BEDROOM

A central heating radiator, double glazed window to rear and doors through to walk-in wardrobe and door to ensuite.

## ENSUITE

Low level flush WC, wall-hung wash hand basin with mixer tap, shower cubicle, heated towel rail and double glazed obscure window to rear.

## STUDY

Two vertical electric radiators, four Velux windows, double glazed window to side and Bi-Fold doors to rear.

## STAIRS TO FIRST FLOOR LEADS TO

## BEDROOM 3

A central heating radiator, built-in storage cupboard, Velux window and door to bathroom.

## BATHROOM

Enclosed toilet system WC, wall-hung wash hand basin with mixer tap, freestanding bath with freestanding mixer tap, heated towel rail and double glazed window to side.

## OUTSIDE

The property is approached via a generous driveway providing off-street parking for multiple vehicles, with gated access leading through to the rear garden and access to the garage. The front garden is mainly laid to lawn and features established trees, shrubs and bushes, together with planted borders and a summerhouse, with a useful log store also provided.

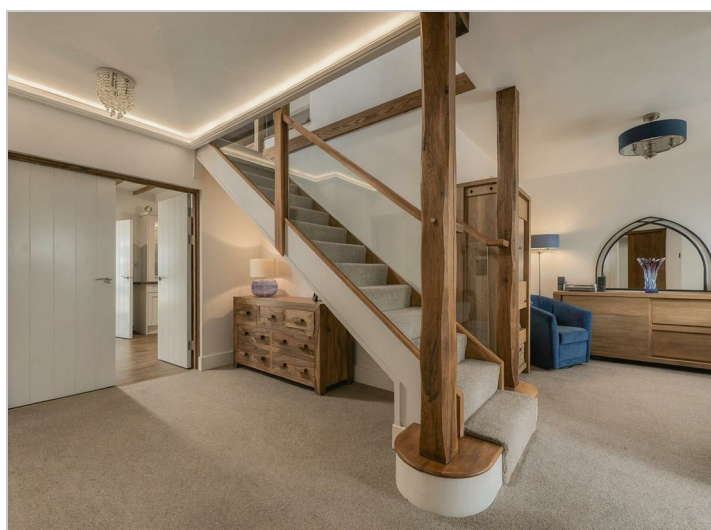
To the rear, the garden offers a combination of landscaped and entertaining areas, including a courtyard-style space with composite decking, raised planters and attractive LED external lighting. There is a dedicated fire pit area, established planting and lawn, together with gated access onto the adjoining footpath. A wooden decked area houses a greenhouse, which benefits from power and lighting, while external plug sockets and an outside tap provide useful practical additions.

## GARDEN ROOM

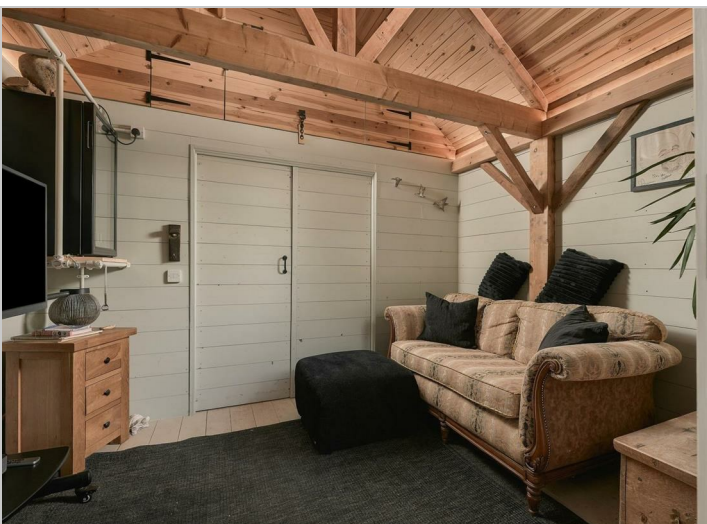
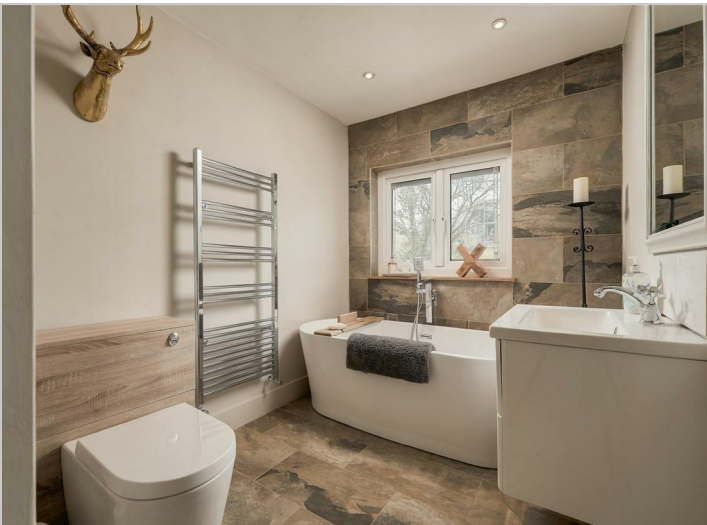
Power and lighting.

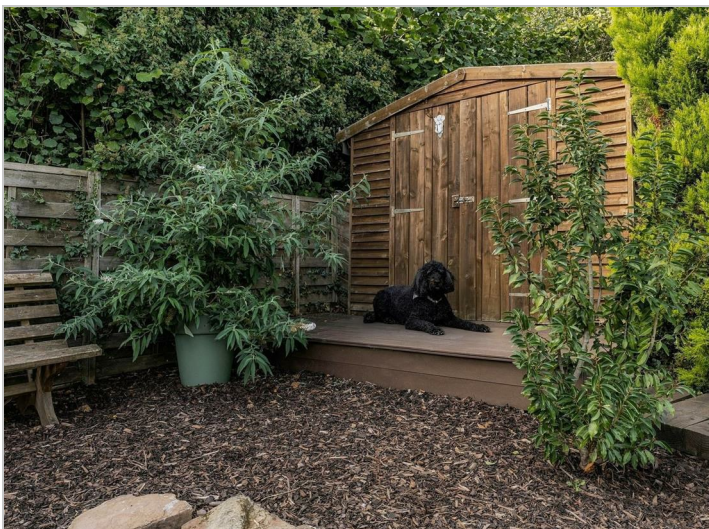
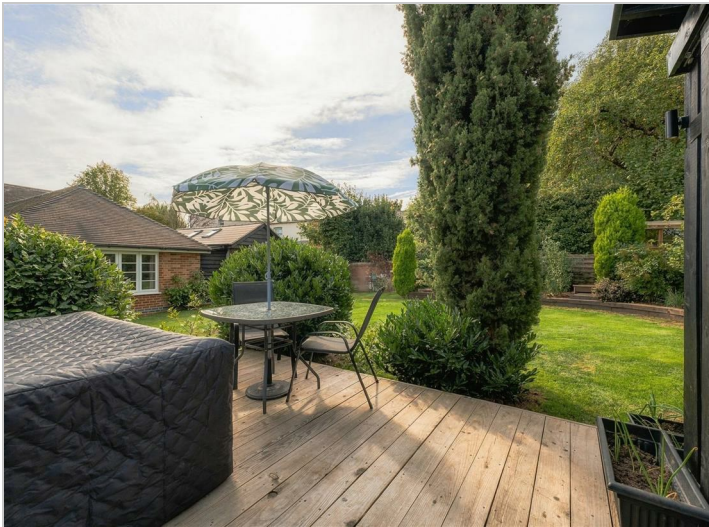
## GARAGE

Power and lighting, outside tap and fitted units.









Road Map



Hybrid Map



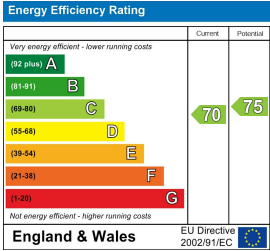
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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