



**6 Willow Holt, Lowdham, Nottingham,
Nottinghamshire NG14 7EJ**

£425,000

Tel: 0115 9680268



- Large Detached Bungalow
- Stunning Corner Plot
- Delightful Location
- Large Internal Living Space
- Modern En Suite & Bathroom
- No Upward Chain
- Private South Facing Rear Garden
- Three Double Bedrooms

A staggeringly spacious, large three double bedroom detached bungalow ready to simply bring your bags move straight in and enjoy with high levels of quality flowing from start to finish. This magnificent example of single storey living is one bound to impress many and be the envy of those who miss out having been meticulously modernised internally and even with alterations from a previous fourth bedroom being taken out to create a grand and fitting entrance. The property is located on a picturesque residential street in an exclusive and sought after location that feels so calm & peaceful yet also incredibly convenient with excellent transport links including a well serviced bus route and train station, alongside it standing proud on an extensive stunning corner plot including its immaculately maintained, ultra privately and securely enclosed south facing rear.

The wonderful and naturally spacious nature of this accommodation is apparent throughout and comprises a huge open and inviting entrance hall with fitted storage. There is a large living room with open plan access into an equally spacious and quality finished dining kitchen with open access into a handy utility area. There are three generous double bedrooms including a magnificent master with fitted wardrobes and en suite shower room and finally a well placed family bathroom with three piece suite.

Externally, this property stands incredibly well at the end of Willow Holt in an absolutely delightful corner plot and arguably one of the best positions on this charming residential street. The plot is extremely generous and has a large frontage which consists of a hedged lined driveway that runs in front and adjacent to the property offering off road parking for a couple of cars. There is also a brick built carport leading toward the garage. There is a well maintained front lawn and ever green shrubs that perfectly softens the front approach. To the rear of the property there is a magnificent south facing rear garden with large central lawn, large raised patio sitting area and beautiful borders stocked full of mature and established plants, shrubs and manageable trees which creates it every own spacious oasis to sit and enjoy those incoming pleasant evenings.

ENTRANCE HALL

w: 8.46m x l: 2.95m (w: 27' 9" x l: 9' 8")

A fitting entrance to this magnificent bungalow, which sets the tone perfectly from the off with this unbelievably spacious entrance hall which was formally part of the fourth bedroom with stylish fitted shaker style cloaks cupboards, Karndean flooring, two radiators, ceiling light points, double glazed windows to the front and side elevations.

LIVING ROOM

w: 6.45m x l: 3.89m (w: 21' 2" x l: 12' 9")

A large naturally light and airy living room with a central feature fireplace with inset electric fire and tasteful oak surround, two radiators, large double glazed bow window to the front elevation and open plan arch flowing into the:

OPEN PLAN DINING KITCHEN

w: 6.45m x l: 5m (w: 21' 2" x l: 16' 5")

A modern yet timeless open plan dining kitchen which is finished fantastically well with a range of solid wooden shaker style wall cupboards, base units and drawers finished in a neutral colour with solid granite working surfaces over with inset sink with chrome mixer tap. Integrated oven, four ring electric hob with wall mounted extractor hood over and LED downlighting over. There is also an integrated microwave. Tasteful feature tiled splashbacks, two ceiling light points, radiator, coving to ceiling, double glazed window and double glazed door providing access to the side elevation and open plan access into the:

UTILITY

w: 2.62m x l: 1.6m (w: 8' 7" x l: 5' 3")

A well placed utility which is adjoined open plan off the kitchen itself but perfectly separated as a handy utility with matching units from the kitchen and again enjoying granite working surfaces over. Inset sink with chrome mixer tap, feature tiled splashback, integrated fridge/freezer and washing machine. There is also ceiling lighting, chrome heated towel radiator and a double glazed window to the side elevation.

MASTER BEDROOM

w: 4.09m x l: 3.58m (w: 13' 5" x l: 11' 9")

A beautiful master suite which enjoys open views over the delightful ultra private south facing rear garden with an extensive range of fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

EN-SUITE

w: 2.34m x l: 2.03m (w: 7' 8" x l: 6' 8")

A modern fully tiled en suite shower room with three piece suite comprising a walk in shower enclosure with wall mounted internally plumbed shower with wall inset temperature and water flow controls. Floating low flush WC with inset cistern controls and a wall hung wash hand basin with chrome mixer tap. There is also a radiator, wall mounted LED lit mirrored storage cabinet, ceiling lighting, extractor fan and an obscure double glazed window to the rear elevation.

BEDROOM TWO

w: 3.58m x l: 3.25m (w: 11' 9" x l: 10' 8")

A second generous double bedroom with a radiator, ceiling light point and a double glazed window again enjoying the open aspect over that beautiful south facing rear garden.

BEDROOM THREE

w: 3.84m x l: 2.67m (w: 12' 7" x l: 8' 9")

A third and final spacious double bedroom which could also be utilised as a cosy snug or alternate sitting room with a radiator, ceiling light point and a double glazed French doors opening into that south facing rear garden.

BATHROOM

w: 2.74m x l: 1.96m (w: 9' x l: 6' 5")

A large family bathroom with three piece suite comprising a panelled p shaped bath with wall mounted electric shower over, full width vanity unit with inset wash hand basin and chrome mixer tap and a low flush WC with concealed cistern. There are fully tiled walls, chrome heated towel radiator, ceiling lighting, extractor fan, ceiling inset window and large wall mounted mirror with inset LED lighting.

OUTSIDE

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GARAGE

w: 5.03m x l: 2.57m (w: 16' 6" x l: 8' 5")

With up and over door, power and lighting.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

FIXTURES & FITTINGS

No fixtures or fittings mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

























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