



46 Blenheim Avenue, Lowdham, Nottingham,  
Nottinghamshire, NG14 7WD

**£385,000**  
Tel: 01636 816200

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



- Attractive Detached Home
- Bay Fronted Lounge, Dining Room
- Third Reception Room
- En Suite Shower Room & Bathroom
- Superb Open Views to the Rear
- Immaculately Appointed Throughout
- Kitchen and Utility Room
- Four Bedrooms
- Landscaped Gardens
- Viewing Highly Recommended

With superb open views to the rear and immaculately appointed throughout, this attractive detached home offers an excellent level of family orientated accommodation on a lovely plot with attractive block paved driveway frontage and a gorgeous landscaped garden to the rear. Internally, the property is impeccably presented and well maintained throughout including a welcoming reception hall with Karndean flooring, a bay fronted lounge with contemporary style fireplace, a separate dining room with patio doors onto the rear garden and a well appointed kitchen with built-in appliances and access to the useful utility room with modern W/C off. There is a third reception room, currently used as a home office and working equally well as a playroom/family room, then to the first floor are four well proportioned bedrooms, a stylish en-suite shower room re-modelled in 2018 and a superb four piece bathroom with deep spa bath and separate shower enclosure.

Viewing is highly recommended to appreciate the beautifully appointed accommodation alongside the superb open views on offer with this excellent family sized home.

### ACCOMMODATION

A composite entrance door with upvc double glazed obscured window to the side leads into the reception hall.

### RECEPTION HALL

With light grey, slate effect Karndean flooring, a useful cupboard under the stairs, spotlights to the ceiling, coving, a central heating radiator, security alarm control panel and stairs to the first floor.

### LOUNGE

A well proportioned reception room located at the front of the property with attractive upvc double glazed bay window plus central heating radiator and coved ceiling. The focal point of the lounge is a stylish wall mounted electric fireplace suite in white with a log and pebble fuel bed. A door leads into the dining room.

### DINING ROOM

With a central heating radiator, coved ceiling, sliding patio doors onto the rear patio and a door into the kitchen.

### KITCHEN

Fitted with a range of base and wall units with glass fronted display cabinets, underlighting, cupboards and drawers, granite effect composite linear edge worktops with tiled splashbacks and an under mounted dual bowl sink with swan neck mixer tap and drainer grooves to the

side. There is Karndean flooring, a upvc double glazed window to the rear elevation and a range of integrated appliances including a large five burner gas hob by Electrolux with chimney extractor hood over, a Fisher & Paykel built-in double eye level oven with grill, space and plumbing for a dishwasher and space for an American style fridge freezer. There is a central heating radiator plus archway into the utility room.

### UTILITY ROOM

A useful utility room with a continuation of the base and wall units in the kitchen including glass fronted display cabinets, integrated wine racks, granite effect composite linear edge worktops and tiled splashbacks. A cupboard houses the combination boiler which was newly installed in 2018. There is an under-mounted sink with swan neck mixer tap, Karndean flooring plus a central heating radiator, upvc double glazed window and door to the rear elevation, a door into the office/family room and a door into the ground floor cloakroom.

### GROUND FLOOR CLOAKROOM

Fitted in white with a concealed cistern toilet and wall mounted wash basin with mixer tap. Tiling for splashbacks, light slate grey effect Karndean flooring, central heating radiator and a upvc double glazed obscured window to the side elevation.

### OFFICE/FAMILY ROOM

A useful third reception room with laminate flooring, electric storage heater, coved ceiling and access hatch to the roof space plus a upvc double glazed window to the front elevation.

### FIRST FLOOR LANDING

Having an access hatch to the roof space and an airing cupboard with slatted shelving.

### MASTER BEDROOM

A spacious double bedroom with central heating radiator, a upvc double glazed window to the front elevation, a range of wall-to-wall mirror fronted wardrobes and a door to the en-suite shower room.

### EN-SUITE SHOWER ROOM

Superbly remodelled in 2018 and fitted with a contemporary suite in white including vanity wash basin with waterfall mixer tap, quadrant shower enclosure with mains fed shower and a concealed cistern wc. There is a powder coated towel rail in anthracite grey, tiling to full height, spotlights to the ceiling, Karndean flooring, splash panels to the shower area and a upvc double glazed obscured window to the side elevation.

### BEDROOM TWO

A double bedroom with feature half height panelled walls, a central heating radiator and a upvc double glazed window to the front elevation.

### BEDROOM THREE

Having a central heating and upvc double glazed window to the rear elevation.

### BEDROOM FOUR

With central heating radiator and upvc double glazed window to the rear elevation.

### **MAIN BATHROOM**

A superb four piece bathroom suite including a large shower enclosure with glazed sliding doors and mains fed shower. There is a vanity wash basin with mixer tap plus storage below and fixed vanity mirror with spotlights and storage to the side. Eco-flush toilet and a deep spa style bath with colour changing lights and mixer tap. Karndean flooring, walls tiled to full height, spotlights to the ceiling, chrome towel radiator and a upvc double glazed window to the rear elevation.

### **DRIVEWAY**

An attractive herringbone block paved driveway to the front of the property provides parking for at least two cars.

### **GARDENS**

The property occupies a delightful and established plot, with a small shaped lawn to the front then gated side access to a delightful rear garden which includes a manicured lawn, very well stocked beds and borders and shaped block paved patio seating areas, all backing onto paddock land at the rear.

### **VIEWING INFO**

Viewing Information - Strictly by appointment with the selling agents. For out of office hours please call Amy Tillson, Director at Richard Watkinson and Partners on 07973 549004

### **COUNCIL TAX BAND**

The property is registered as council tax band E.













# 46 Blenheim Avenue, Lowdham

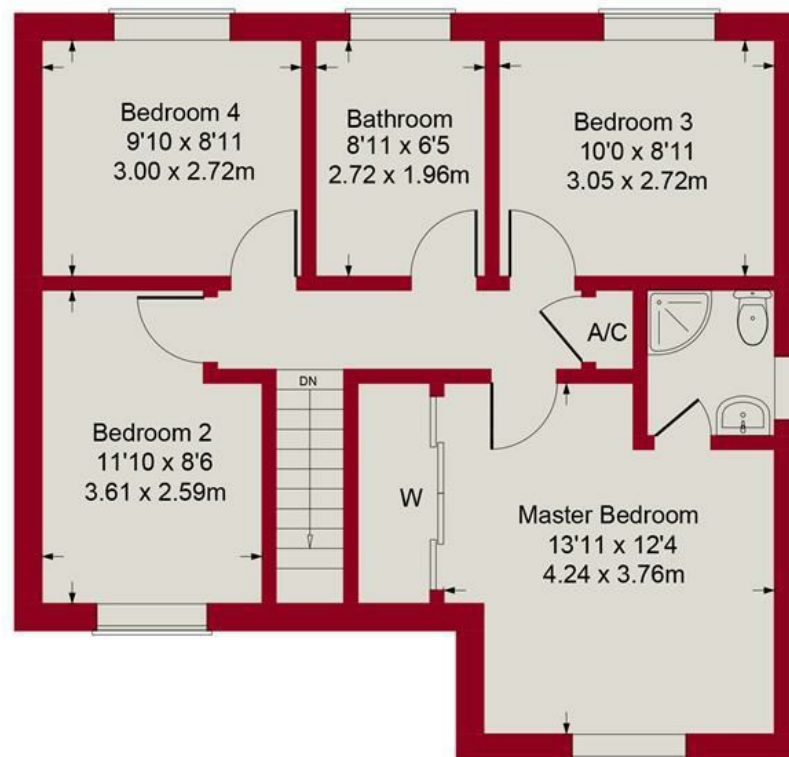
Approximate Gross Internal Area

1399 sq ft - 129 sq m

Utility  
11'7 x 8'0  
3.53 x 2.44m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 **RICHARD  
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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		
	63	77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	61	75
England & Wales		EU Directive 2002/91/EC



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*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.*

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**RICS**



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17 Market Place,  
Southwell NG25 0HE  
Tel: 01636 816200  
Email: [southwell@richardwatkinson.co.uk](mailto:southwell@richardwatkinson.co.uk)

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