



1 Willow Holt,
Lowdham, NG14 7EJ

TJ
THOMAS
JAMES

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Thomas James are delighted to be marketing this renovated and refurbished detached bungalow.

The property provides spacious and immaculately presented accommodation which includes an entrance hall, a living room, a dining kitchen, a utility room, four bedrooms (master with an en-suite shower room), and a family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property occupies a good sized plot with attractive gardens to the front, side and rear, plus a driveway, carport and detached garage providing off road parking for a number of vehicles.

Situated in the popular village of Lowdham, the property is close to local amenities including shops, a post office and public houses. The village boasts excellent local transport links, with the train station and main road routes providing easy access to surrounding villages and the city centre.

Offered to the market with no upward chain. Viewing is recommended.

£395,000





Directions

Willow Holt can be located off Merevale Close, from Station Road, Lowdham.

ACCOMMODATION

UPVC Entrance Door

With decorative glazed panels to both sides, giving access to the:-

Entrance Hall

Two ceiling light points, radiator, large cloaks cupboard, Moduleo flooring, doors into the living room, the dining kitchen, four bedrooms, and the family bathroom.

Living Room

UPVC double glazed bay window to the front elevation, two ceiling light points, coving to the ceiling, television aerial connection point, feature electric fire set in a marble surround, two radiators, window overlooking the dining kitchen.

Dining Kitchen

Recently refurbished and fitted with a high quality, modern range of high gloss wall, drawer and base units in grey, square edge marble effect work surfaces and matching upstands, inset stainless steel sink and drainer unit with a mixer tap over, integrated appliances including a dishwasher, an under counter fridge, and an oven with an extractor hood over.

UPVC double glazed window to the side elevation, ceiling light point, Moduleo flooring, door to the:-

Utility Room

Fitted with high gloss base units in grey, square edge marble effect work surfaces and matching upstands, space and plumbing for a washing machine, integrated fridge/freezer.

Ceiling light point, Moduleo flooring, UPVC door opening to the garden.

Master Bedroom

UPVC double glazed window to the rear elevation, ceiling light point, radiator, fitted wardrobe, door to the:-

En-Suite Shower Room

Fitted with a three piece suite comprising a low flush wc, a pedestal wash hand basin, and a corner shower.

Opaque UPVC double glazed window to the rear elevation, ceiling spot lights, radiator, tiled flooring.

Bedroom Two

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom Three

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom Four / Study

UPVC double glazed window to the side elevation, ceiling light point, radiator.

Family Bathroom

Recently refitted with a four piece suite comprising a double shower enclosure with a mains fed shower, a panelled bath, a pedestal wash hand basin and a low flush wc.

Light tunnel, half height tiling to the walls, Moduleo flooring, ceiling light point, chrome heated towel rail.

OUTSIDE

At the front of the property there is a lawned garden, a pathway to the entrance door, and two pedestrian gate to the side and rear gardens.

The driveway provides off road parking for a number of vehicles, and in turn gives access to the CARPORT and the DETACHED GARAGE.

To to the rear of the property, the attractive landscaped garden includes a large patio seating area, with a shaped lawn beyond. There are well maintained and established shrub beds, and mature trees. Timber fence enclosed, the garden has an external light.

There is a further patio seating area and lawn at the side of the property, with an external light, plus a bin storage area.

Detached Garage

With an up and over door, power and lighting connected, loft access hatch, UPVC double glazed window to the side elevation, electric consumer unit, and a wall mounted Worcester Bosch boiler.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

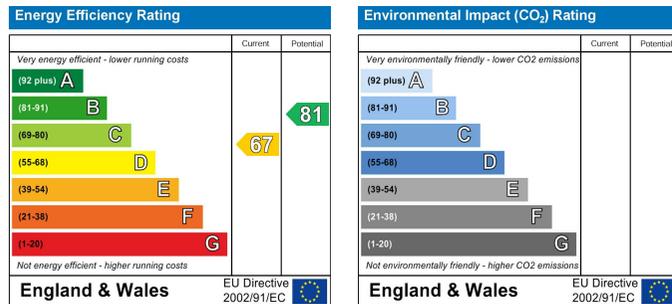


DISCLAIMER NOTES

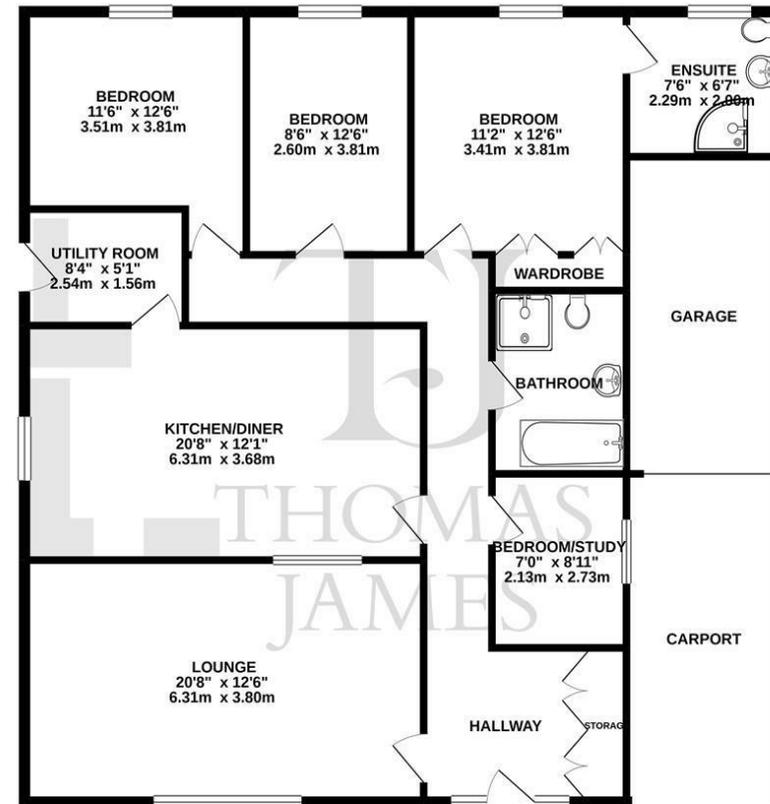
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MONEY LAUNDERING

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GROUND FLOOR
1598 sq.ft. (148.5 sq.m.) approx.



TOTAL FLOOR AREA : 1598 sq.ft. (148.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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