

# Emma Terry Homes

*moving made personal*



## 11 Skithorne Rise

Lowdham, Nottingham, NG14 7AQ

Guide price £525,000 - £550,000



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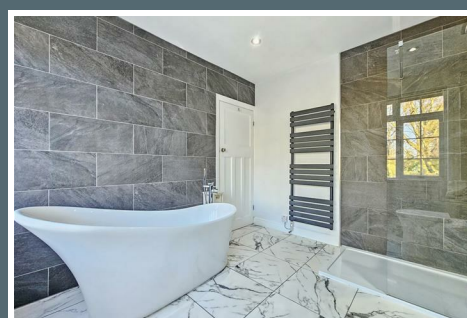
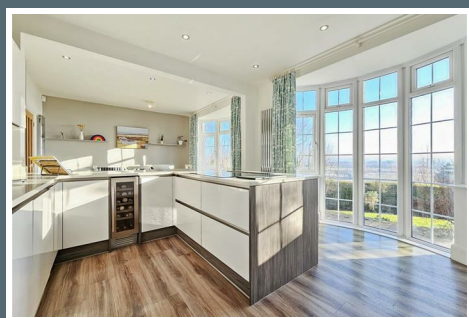
This delightful three-bedroom house on Skithorne Rise, Lowdham, offers a perfect blend of comfort and elegance. Set on an impressive plot, the property boasts a sweeping driveway that welcomes you home, providing ample space for parking and enhancing the overall appeal.

The open kitchen diner is flooded with natural light from the floor to ceiling windows, creating a warm and inviting atmosphere ideal for family gatherings or entertaining guests. The spacious layout allows for easy movement and interaction, making it a perfect hub for cooking and socialising.

The property also features a separate office building, providing a quiet and dedicated space for work or study. This is particularly advantageous for those who require a home office or simply wish to have a peaceful retreat away from the main living areas.

One of the standout features of this home is the incredible views that surround it, offering a picturesque backdrop that changes with the seasons. Whether you are enjoying a morning coffee or unwinding in the evening, the scenery is sure to enhance your living experience.

This residence is not just a house; it is a sanctuary that combines modern living with the tranquillity of rural life. With its prime location, spacious interiors, and stunning views, this property is an exceptional opportunity for anyone looking to settle in a serene yet accessible part of Nottinghamshire. Do not miss the chance to make this beautiful house your new home.



## ENTRANCE HALL

Storage area, a central heating radiator with double glazed door to side elevation.

## KITCHEN/DINER

24'3" x 11'10" (7.41 x 3.62)

A variety of wall and base units with quartz work surfaces, a built in AEG oven, a built in combi oven, an induction hob with extractor fan, full size fridge and full size freezer, integrated dishwasher, under counter fridge, space for a wine cooler, breakfast bar area, two UPVC double glazed floor to ceiling bay windows, spotlights to the ceiling and two central heating radiators.

## LIVING ROOM

13'8" x 11'6" (4.19 x 3.52)

A UPVC double glazed window to rear, a UPVC double glazed bay window to side, a UPVC double glazed bay window to side elevation, a UPVC double glazed door to side elevation and double radiator.

## UTILITY

9'3" x 8'1" (2.84 x 2.48)

UPVC double glazed bay window to side elevation, UPVC double glazed door to side elevation, a variety of wall and base storage units, space and plumbing for a washing machine and tumble dryer and central heating radiator.

## W.C

A wash hand basin, low level flush W.C and UPVC double glazed window to side.

## LANDING

Doors through to master bedroom, bedroom 2, 3 and bathroom and UPVC double glazed window to front.

## MASTER BEDROOM

13'8" x 11'6" (4.19 x 3.52)

A triple aspect bedroom with two double central heating radiators, access to en-suite and loft access.

### EN-SUITE

A wash hand basin with storage, low level flush W.C, a separate shower cubicle with mains waterfall and handheld shower and UPVC double glazed obscure window to side.

### BEDROOM 2

12'9" x 10'1" (3.91 x 3.09)

A UPVC double glazed window to side, an air conditioning unit, a central heating radiator and fitted wardrobes.

### BEDROOM 3

10'11" x 10'1" (3.35 x 3.09)

A UPVC double glazed window to side and a central heating radiator.

### BATHROOM

A UPVC double glazed window to side, a double walk in shower cubicle with a wall mounted waterfall mains powered shower, free standing bath with a free standing mixer tap with hand held shower head, vanity unit with storage, low level flush W.C, wash

hand basin, a heated towel rail and a central heating radiator.

### OFFICE

5'4" x 8'5" (1.65 x 2.58)

### OFFICE

5'4" x 8'6" (1.65 x 2.60)

### OUTSIDE

Access to house through enclosed unadopted road leading to huge sweeping driveway, several off-street parking spaces, electric gate, an office building currently being used as two offices, lawn areas with a variety of bushes and shrubs and a paved patio area to the near side of the house.

The garden on the far side of the house is a lawn with a variety of trees, shrubs and bushes and surrounded by breathtaking views.

















Road Map



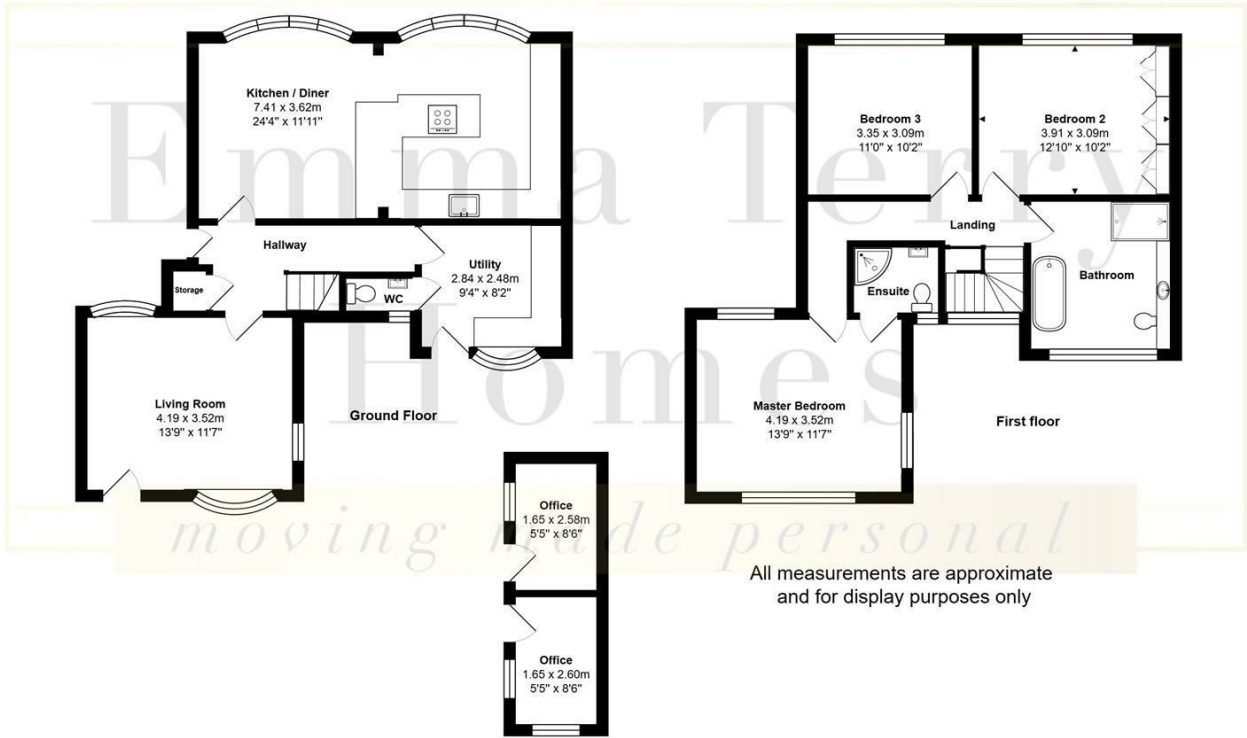
Hybrid Map



Terrain Map



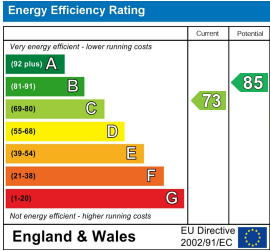
11, Skithorne Rise, Lowdham, NG14 7AQ



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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