

# HoldenCopley

PREPARE TO BE MOVED

Ravenswood Road, Arnold, Nottinghamshire NG5 7FQ

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**Guide Price £250,000**

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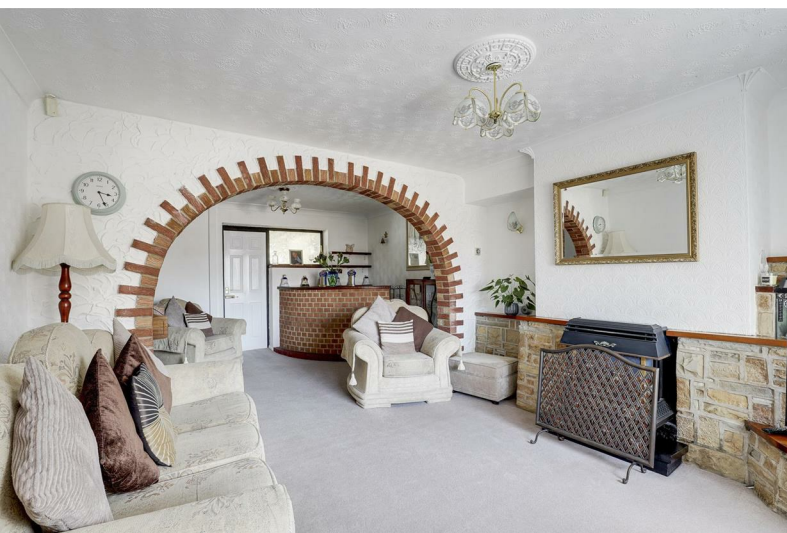


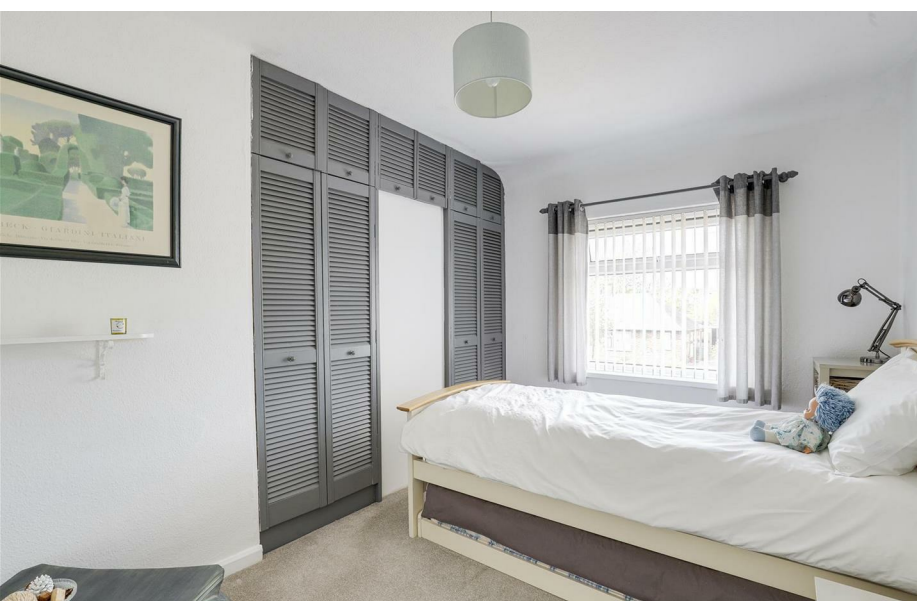
GUIDE PRICE RANGE £250,000 - £270,000

NO UPWARD CHAIN

Presenting this four-bedroom semi-detached house extended to offer a spacious family home, with the added benefit of no upward chain. Ideally situated in a sought-after location, just a one minute walk from Arnold town centre, it boasts proximity to an array of local amenities including shops, eateries, schools, and excellent commuting links. Upon entry, you're greeted by an open-plan reception room providing a versatile space. The spacious kitchen diner seamlessly flows into the conservatory. Completing the ground floor is a convenient W/C & versatile storage/cloak room, ensuring practicality and convenience for everyday living. Venture upstairs to discover a large master bedroom with fitted wardrobes, two double bedrooms with one built-in wardrobes and a well-appointed single bedroom, offering ample space for the entire family. The third bedroom enjoys access to a balcony. A four-piece bathroom and a separate shower room complete the layout. Outside, the property impresses with a driveway providing off-road parking, alongside a front garden area. The enclosed rear garden features a delightful patio seating area. A block-paved pathway leads to the greenhouse, surrounded by decorative stones and a variety of established plants and shrubs.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Spacious Reception Room
- Kitchen/Diner
- Conservatory
- Bathroom & Shower Room
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has carpeted flooring, courtesy lighting, obscure windows and a single door providing access into the accommodation.

### Entrance Hall

The entrance hall has vinyl flooring, carpeted stairs, a radiator, an obscure window to the side elevation and a single door providing access from the porch.

### Living Room

13'4" x 20'5" (4.07m x 6.23m)

The living room has carpeted flooring, two radiators, ceiling coving, a fireplace with a decoctive surround, brick-built bar, an obscure window and a UPVC double-glazed window to the front elevation.

### Kitchen Diner

13'1" max x 18'2" max (4.00m max x 5.54m max)

The kitchen has a range of fitted base and walls units with rolled-edge worktops, a stainless steel sink with a drainer and mixer taps, an integrated hob, an integrated oven, space and plumbing for a washing machine, partially tiled walls, tiled flooring, ceiling wooden beams and a UPVC double-glazed window to the rear elevation. The dining room has laminate wood-effect flooring, a radiator, ceiling wooden beams and sliding patio doors providing access into the conservatory.

### Conservatory

10'5" x 7'10" (3.18m x 2.40m)

The conservatory has laminate wood-effect flooring, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

### Cloak Room

The cloak room has carpeted flooring, a radiator, a wall-mounted boiler, access to the W/C and a single door providing access to the rear garden.

### W/C

The W/C has a low level flush W/C, tiled walls, vinyl flooring and a obscure window to the side elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a window to the side elevation, access to the first floor accommodation and access to the loft via a dropdown ladder.

### Master Bedroom

13'3" x 12'2" (4.05m x 3.71m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

11'6" x 8'0" (3.51m x 2.45m)

The second bedroom has carpeted flooring, a radiator, in-built wardrobes and a UPVC double-glazed window to the front elevation.

### Bedroom Three

8'11" x 8'8" (2.74m x 2.66m)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard, and a single door providing access to the balcony.

### Bedroom Four

8'5" x 6'9" (2.57m x 2.07m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the side elevation.

### Shower Room

4'1" x 2'8" (1.25m x 0.82m)

The shower room has a walk-in shower with an electric shower fixture, laminate flooring, tiled walls, an extractor fan and a window to the side elevation.

### Bathroom

13'2" x 4'7" (4.02m x 1.41m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a bidet, a radiator, partially tiled walls, carpeted flooring and a UPVC double-glazed windows to the rear elevation.

## OUTSIDE

### Front

At the front of the property is a block-paved driveway, a paved patio area with decorative stones, fence panneling and a brick-wall boundary.

### Rear

To the rear of the property is an enclosed garden with a paved patio area, a block-paved pathway, a greenhouse, decorative stones, plants & shrubs and fence panelling boundary.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

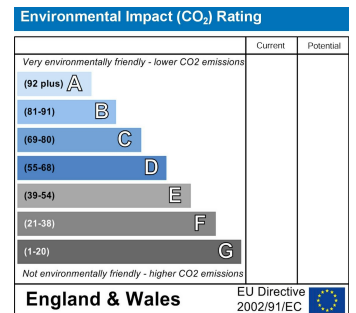
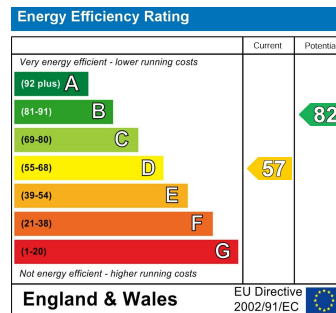
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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