Holden Copley PREPARE TO BE MOVED

Vernon Crescent, Ravenshead, Nottinghamshire NGI5 9BL

Offers In The Region Of

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PREPARE TO BE IMPRESSED...

This meticulously renovated three-bedroom detached home has been upgraded to an exceptional standard, reflecting the current owners attention to detail. Offering spacious and beautifully presented accommodation, this home is perfect for a family buyer looking to move straight in. Situated in the highly sought-after village of Ravenshead, the property benefits from close proximity to local shops, excellent transport links, and top-rated school catchments. The ground floor opens with a hallway showcasing the original parquet flooring, adding a touch of character that beautifully contrasts with the home's sleek, modern finish. There is a W/C, a living room with a striking exposed brick open fireplace, and a bright conservatory offering additional living space. The heart of the home is the modern fitted kitchen, complete with Quartz worktops and high-spec Neff integrated appliances, which seamlessly opens into the snug and flows into the dining room, creating a fantastic open-plan space ideal for entertaining. A separate utility room provides additional convenience. Upstairs, there are three generous double bedrooms, including a luxurious master suite featuring a Juliet balcony, a private dressing room, and a modern en-suite. The first floor also offers a four-piece family bathroom suite, a separate W/C, and a versatile study area, perfect for those working from home. Externally, the property continues to impress. To the front, a large driveway provides ample parking, accompanied by a well-maintained lawn and mature trees. The rear boasts a spacious, south-facing private garden, featuring a patio, a well-kept lawn, and mature trees, offering the perfect setting for outdoor relaxation and entertaining. With new UPVC windows, full rewiring, a new boiler, and a super-modern finish throughout, this home is a rare find, offering exceptional quality and contemporary living in a prime village location.





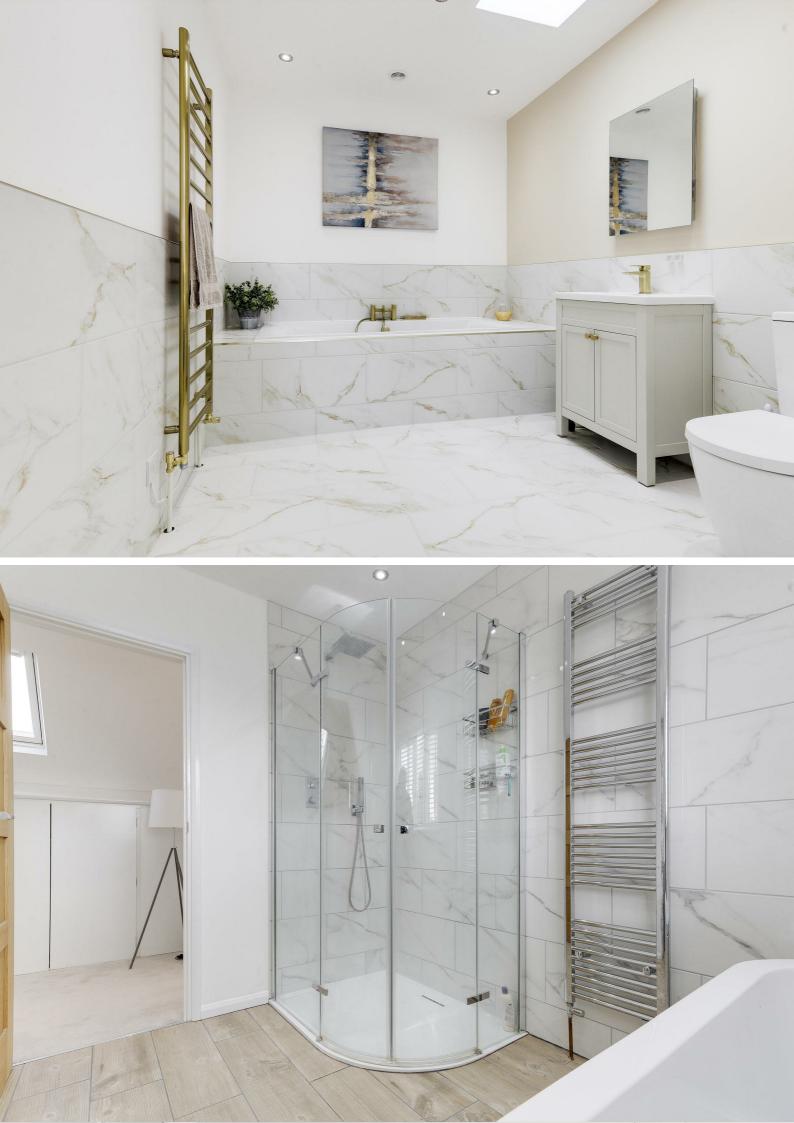








- Substantial Detached Family Home
- Three Double Bedrooms
- Modern Fitted Kitchen With Neff
 Integrated Appliances
- Open Plan Snug & Dining Room
- Living Room With Large Open
 Fireplace
- Ground Floor W/C & Utility Room
- Four Piece Bathroom Suite, En-Suite
 & Separate W/C
- Large Driveway & Garage
- Private Enclosed South-Facing Rear
 Garden
- Beautifully Renovated Throughout





GROUND FLOOR

Hallway

 $11^{\circ}0'' \times 8^{\circ}2'' (3.37 \times 2.51)$

The hallway has UPVC double-glazed windows to the front and side elevation, original Parquet flooring, carpeted stairs, a radiator, recessed spotlights and a single composite door providing access into the accommodation

4*9" × 4*4" (1.47 × 1.33)

This space has a low level concealed flush W/C, a wash basin with fitted storage, tiled flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

Living Room

 16^{5} " × 12^{10} " (5.01 × 3.92)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, a large chimney breast alcove with exposed brick, a wooden mantle beam and a tiled hearth, recessed spotlights and a UPVC sliding patio door providing access into the conservatory.

Conservatory

 $11^{\circ}9" \times 10^{\circ}9" (3.60 \times 3.29)$

The conservatory has UPVC double-glazed windows to the side and rear elevations, a polycarbonate roof and UPVC double French doors providing access out to the garden.

Utility Room

6*4" × 5*10" (1.95 × 1.78)

The utility room has fitted shaker style base units with worktops, space and plumbing for a washing machine, a sink with a drainer and a swan neck mixer tap, a new wall-mounted boiler, engineered wood flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

Kitchen

 25° II" × 14° 7" (max) (7.92 × 4.46 (max))

The kitchen has a range of fitted shaker style base and wall units with Quartz worktops, an integrated Neff single oven, a Neff combination oven with a warming drawer, a Neff dishwasher, a Neff induction hob with an extractor fan, space for a fridge-freezer, an inset sink with draining grooves and a swan neck mixer tap, engineered wood flooring, a radiator, partially tiled walls, wall-mounted light fixtures, recessed spotlights, UPVC double-glazed windows to the front and rear elevations, open access into the snug and UPVC double French doors providing access out to the garden.

Snug

 $10^{\circ}0'' \times 9^{\circ}0'' (3.05 \times 2.75)$

The snug has engineered wood flooring, a radiator, a vertical column radiator, recessed spotlights and open access into the dining room.

Dining Room

 $||^*||^* \times |0^*||^* (3.65 \times 3.34)$

The dining room has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, space for a large dining table, recessed spotlights and a UPVC sliding patio door providing access out to the garden.

FIRST FLOOR

Landing

10°11" × 6°5" (3.35 × 1.98)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, recessed spotlights and provides access to the first floor accommodation.

Study Area

 $7^{\circ}6" \times 7^{\circ}2" \text{ (max) } (2.29 \times 2.20 \text{ (max))}$

The study area has a UPVC double-glazed velux window to the front elevation, carpeted flooring, a radiator, an eaves storage cupboard, space for a desk and a recessed spotlight.

Master Bedroom

12*4" × 11*0" (3.77 × 3.36)

The main bedroom has a UPVC sliding patio door opening out to the Juliet balcony, carpeted flooring, a radiator, wall-mounted light fixtures, recessed spotlights and open access into the dressing room and en-suite.

Dressing Room

9*4" × 5*2" (2.85 × 1.60)

The dressing room has carpeted flooring, a radiator and recessed spotlights,

En-Suite

9*5" × 7*8" (2.89 × 2.36)

The en-suite has a low level flush W/C, a wash basin with fitted storage, a fitted double-ended bath with a tiled surround, central taps and a hand-held shower, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, access into the loft and a skylight.

Bedroom Two

 $12^{11} \times 12^{7} (3.96 \times 3.86)$

The second bedroom has UPVC double-glazed windows to the front and rear elevation, carpeted flooring, a wooden panelled feature wall, wall-mounted light fixtures and recessed spotlights.

Bedroom Three

16°0" × 7°9" (4.88 × 2.37)

The third bedroom has a UPVC double-glazed window to the side elevation, UPVC double-glazed velux windows with fitted blinds to the rear elevation, carpeted flooring, a radiator, eaves storage and recessed spotlights,

Bathroom

 $9*10" \times 9*1" (3.01 \times 2.78)$

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled double-ended bath with central taps and a hand-held shower, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, two chrome heated towel rails, recessed spotlights, an extractor fan and a UPVC double-glazed window to the rear elevation.

 $5^{\circ}2" \times 2^{\circ}5" (1.59 \times 0.76)$

This space has a low level flush W/C, a wash basin with fitted storage, tiled flooring, a radiator, a recessed spotlight and a UPVC double-glazed window to the side elevation

OUTSIDE

Front

To the front is a large driveway, a garden with a lawn, mature trees, courtesy lighting, a lamp post and a single wooden gate providing rear access.

To the rear is a large private south-facing garden, a patio, an outdoor tap, courtesy lighting, a lawn and mature

Garage

 $15^{\circ}3'' \times 7^{\circ}7'' (4.66 \times 2.33)$

The garage has a window to the rear elevation and an up and over garage door.

ADDITIONAL INFORMATION

Electricity – Mains Supply Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available

upload speed) Phone Signal – All 4G & some 3G & 5G available

Sewage – Mains Supply Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No Any Legal Restrictions – No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

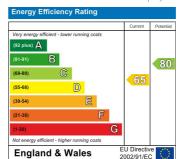
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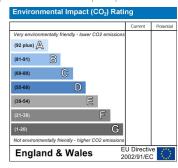
The vendor has advised the following: Property Tenure is Freehold

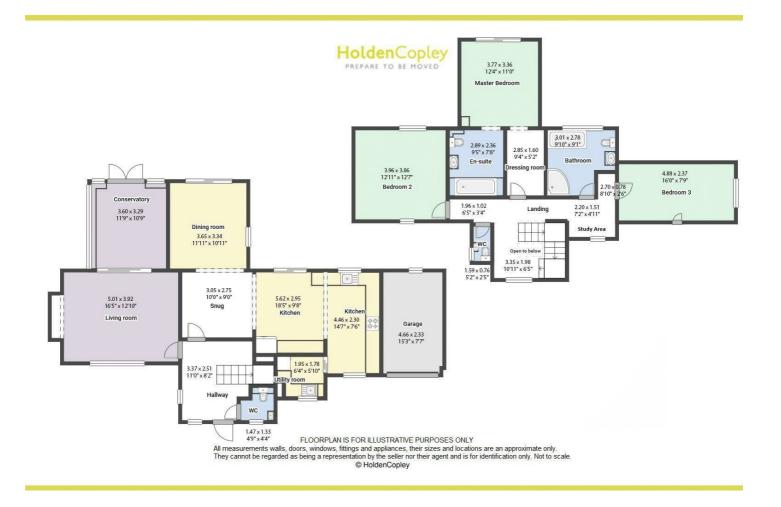
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