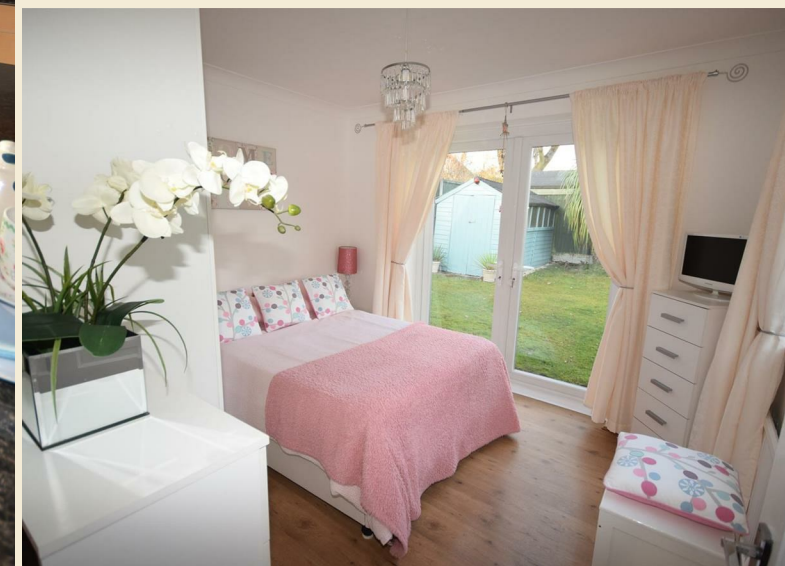




Birchwood Drive, Ravenshead, Nottinghamshire NG15 9EE
£399,995





We are delighted to bring to the market this beautifully presented flexible 5/6 bedroom detached family home situated in an enviable plot in the sought after location of Ravenshead. This stylish home offers versatile and flexible accommodation to the highest standard, being beautifully decorated throughout and boasts high quality finishes. It has been immaculately maintained and the substantial property briefly comprises entrance porch, cloakroom, inner hall with sitting/dining area, dining kitchen, utility, lounge, dining room/bedroom 6, and 2 further ground floor double bedrooms with wet room. The first floor has 3 further bedrooms, study area and a second shower room. Outside has mature private gardens with plenty of parking. Viewing is essential to appreciate this highly desirable home.

Ground Floor

Entrance Porch

Enter the house through the welcoming entrance porch with contemporary wood flooring.

Cloakroom

A useful cloaks and boot room, practical with contemporary wood flooring, and uPVC window to the side.

Inner Hall

The house boasts an impressive large and light hallway which really sets the scene in this home. Contemporary wood flooring and radiator. Spacious to accommodate seating.

Sitting/Dining Area

9'11" x 9'4" (3.02m x 2.84m)

A useful sitting area providing a space for relaxing or dining. Contemporary wood flooring. Staircase leading to the first floor, radiator, and double doors leading out to the rear for entertaining.

Dining Kitchen

13'8" x 10'4" (4.17m x 3.15m)

Spacious family dining kitchen with room for a table from which to dine. Having a range of wall and base units offering plenty of storage. With stainless steel one and a half bowl sink and drainer, tiled splash backs, integral oven, stainless steel four ring gas hob, plumbing and space for dishwasher, space for fridge, radiator, storage cupboard housing gas central heating boiler, double door storage cupboard, downlighting, and two uPVC windows to the front.

Utility

Useful utility room allowing you to keep the noise away from the kitchen having plumbing for washing machine with dryer space above, space for fridge/freezer and chest freezer, and uPVC window to the side.

Lounge

15'11" x 12'5" (4.85m x 3.78m)

Spacious and welcoming reception room with a beautiful feature focal point fireplace with electric fire enhancing the homely feel, stripped wood flooring, picture window to the front allowing light to flood the room, and radiator.

Dining Room/Bedroom 6

13'7" x 10'6" (4.14m x 3.20m)

Flexible and spacious additional reception room currently presented as a dining room. With stripped wood flooring, radiator, coving to the ceiling, and uPVC window to the rear.

Bedroom 1

17'9 x 8'3" (5.41m x 2.51m)

Large ground floor bedroom with the potential for home business. Having wash basin with tiled splash back, bank of quadruple wardrobes providing copious storage, and uPVC windows to both front and back.

Bedroom 2

10'1" x 9'8" (3.07m x 2.95m)

Another flexible room dependent on your needs, having laminate flooring, triple wardrobes, radiator, uPVC window to the rear and double uPVC doors opening to the garden.

Wet Room

9'11" x 5'4" (3.02m x 1.63m)

Recently fitted ground floor wet room, being both modern and convenient, previously being a family bathroom, having shower area with glass screen, rubber non-slip flooring, low flush w.c, wash basin in vanity unit, radiator, and uPVC window to the rear.

First Floor

Landing

Light landing space creating a study area ideal for working from home, with laminate flooring, radiator, and uPVC window to the rear. Leading to the beautifully presented first floor rooms.

Bedroom 3

11'4" + wardrobe x 8'5" (3.45m + wardrobe x 2.57m)

Third double bedroom with built in wardrobes and further storage in eaves, laminate flooring, radiator, and uPVC windows to both the front and side.

Bedroom 4

11'5" x 7'6" (3.48m x 2.29m)

Fourth double bedroom with built in wardrobes, laminate flooring, radiator, and uPVC windows to both the front and side.

Bedroom 5

8'1" x 6'1" (2.46m x 1.85m)

Fifth bedroom with built in double wardrobe, laminate flooring, radiator, and window to the front.

Shower Room

6'1" x 5'4" (1.85m x 1.63m)

Second shower room with suite comprising shower cubicle, low flush w.c, wash basin in vanity unit, radiator, tiled splash backs and uPVC window to the rear.

Outside

To the front of the property is a lawned garden with well tended mature shrubs and trees. The driveway gives off street parking for numerous vehicles leading to a covered seating area, ideal for meeting friends outdoor. The good sized private rear garden has a paved patio seating area with further neat lawned garden and well stocked mature shrubs and trees providing a peaceful setting. The shed adds a useful secure store for everyday items.

Measurements

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

Fixtures & Fittings

Only fixtures and fittings specifically described within these particulars of sale are included.

Council tax band

COUNCIL TAX BAND D

Tenure

Freehold with vacant possession.

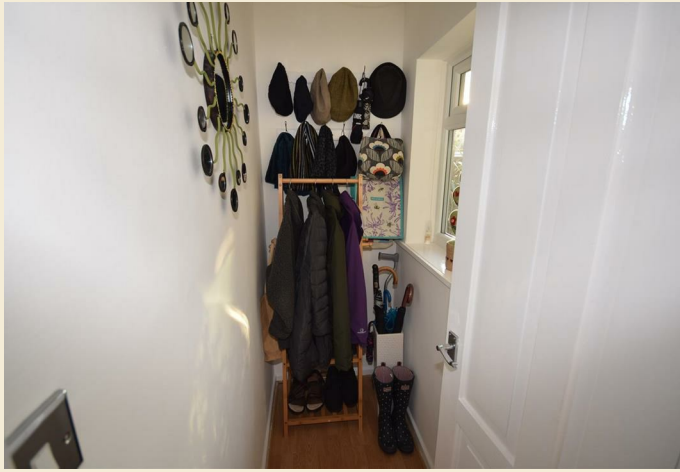
Terms & Conditions

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Consumer Protection

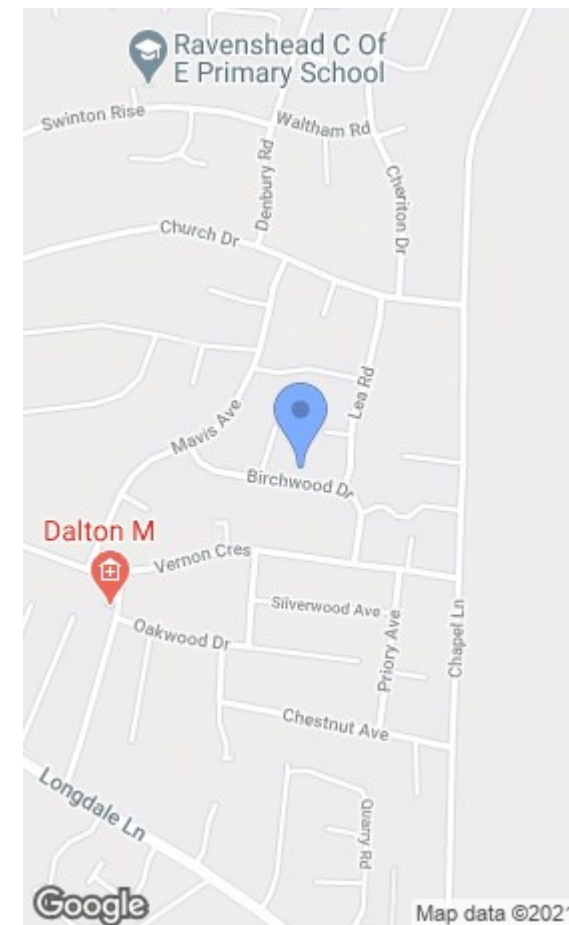
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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