

HoldenCopley

PREPARE TO BE MOVED

Mavis Avenue, Ravenshead, Nottinghamshire NG15 9EB

£530,000

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DETACHED FAMILY HOME...

Welcome to this four-bedroom detached family home, meticulously presented throughout to offer a haven of comfort and style. Step through the inviting entrance and into the expansive living space, where a generously proportioned living room awaits, perfect for both relaxation and entertaining. Discover culinary delights in the modern fitted kitchen, complete with sleek appliances, complemented by a convenient utility room for added functionality. The ground floor also boasts a versatile office space and a tranquil conservatory, seamlessly blending indoor and outdoor living. Ascend the stairs to the first floor, where four well-appointed bedrooms await, each offering a serene retreat for rest and relaxation. Indulge in luxury with a four-piece bathroom suite, providing a spa-like experience for unwinding after a long day. The master bedroom features the added convenience of an en-suite, ensuring privacy and comfort for its occupants. Outside, this remarkable property continues to impress with a spacious driveway providing ample parking for three vehicles, while the private enclosed decorative garden offers a picturesque setting for outdoor gatherings and leisure activities. Situated in the highly sought after and desirable village location just a stone's throw away from local amenities, excellent transport links, stunning countryside walks and is within catchment to popular schools including Abbey Gates Primary School and many more.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Large Living Room & Office
- Modern Fitted Kitchen/Diner With A Separate Utility Room
- Conservatory
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Large Driveway
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance has laminate flooring, carpeted stairs, two in-built storage cupboards, a radiator and a single door providing access into the accommodation

Living Room

21'7" x 14'7" (6.59m x 4.46m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, two radiators, wall-mounted light fixtures, coving to the ceiling and two UPVC double glazed windows to the side and rear elevations

Kitchen/Diner

27'4" x 19'6" (8.35 x 5.96)

The kitchen/diner has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, a freestanding Rangemaster cooker with an induction hob, an integrated microwave/grill/oven, an American fridge freezer, an integrated dishwasher, a feature solid oak breakfast bar, a radiator, Italian Porcelain flooring with underfloor heating, two UPVC double glazed windows to the front elevation and UPVC double French doors providing access to the conservatory

Pantry

7'11" x 2'3" (2.43m x 0.69m)

Conservatory

9'0" x 8'0" (2.75m x 2.45m)

The conservatory has Italian porcelain flooring, a radiator, wall-mounted light fixtures, a UPVC double glazed roof, UPVC double glazed windows to the side and rear elevations and UPVC double French doors providing access to the rear garden

Utility Room

10'9" x 6'0" (3.28m x 1.85m)

The utility room has a range of fitted base and wall units with worktops, a sink with a drainer and a stainless steel mixer tap, space and plumbing for a washing machine and tumble dryer, an integrated fridge, Italian porcelain flooring and a UPVC double glazed window to the front elevation

Office / Play Room / Snug

10'9" x 8'7" (3.29m x 2.62m)

This versatile room has carpeted flooring, a radiator, a UPVC double glazed window to the rear elevation and a dedicated separate ring main for computer use

W/C

4'9" x 2'2" (1.45m x 0.67m)

This space has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a radiator, laminate flooring and a UPVC double glazed obscure window to the front elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a UPVC double glazed window to the front elevation and provides access to the loft and first floor accommodation

Bedroom One

18'11" x 9'1" (5.77m x 2.77m)

The main bedroom has a raised partially vaulted ceiling, laminate flooring, two radiators, a range of in-built wardrobes, access to the en-suite, two UPVC double glazed windows to the front and side elevations and a single UPVC door providing access to the Juliet balcony

En-Suite

7'8" x 5'0" (2.36m x 1.54m)

The en-suite has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a radiator, tiled flooring, tiled walls and a UPVC double glazed obscure window to the front elevation

Bedroom Two

14'7" x 10'6" (4.45m x 3.22m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

Bedroom Three

10'6" x 8'10" (3.22m x 2.70m)

This double bedroom, which is currently being used as a craft room, has carpeted flooring, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

Bedroom Four

9'1" x 7'8" (2.78m x 2.34m)

The fourth bedroom has carpeted flooring, an in-built wardrobe, a radiator and a UPVC double glazed window to the front elevation

Bathroom

8'8" x 7'8" (2.65m x 2.35m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap and a Corian worktop, a panelled bath, a fitted shower enclosure with a wall-mounted shower fixture, a heated towel rail, tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a block paved driveway, courtesy lighting, a range of plants and shrubs and decorative wrought iron gates on both sides of the house providing secure access to the rear of the property

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, a range of plants and shrubs, a wooden greenhouse, three sheds and panelled fencing

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating

Septic Tank – No

Broadband – Openreach, Virgin Media, Sky available

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice & Limited 3G, 4G & 5G Coverage

Sewage – Mains Supply

Flood Risk – No flooding in the past 35 years+

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

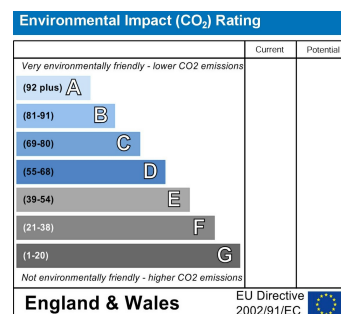
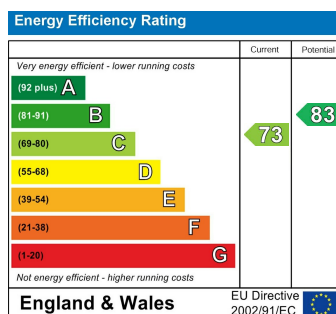
The vendor has advised the following:

Property Tenure is Freehold

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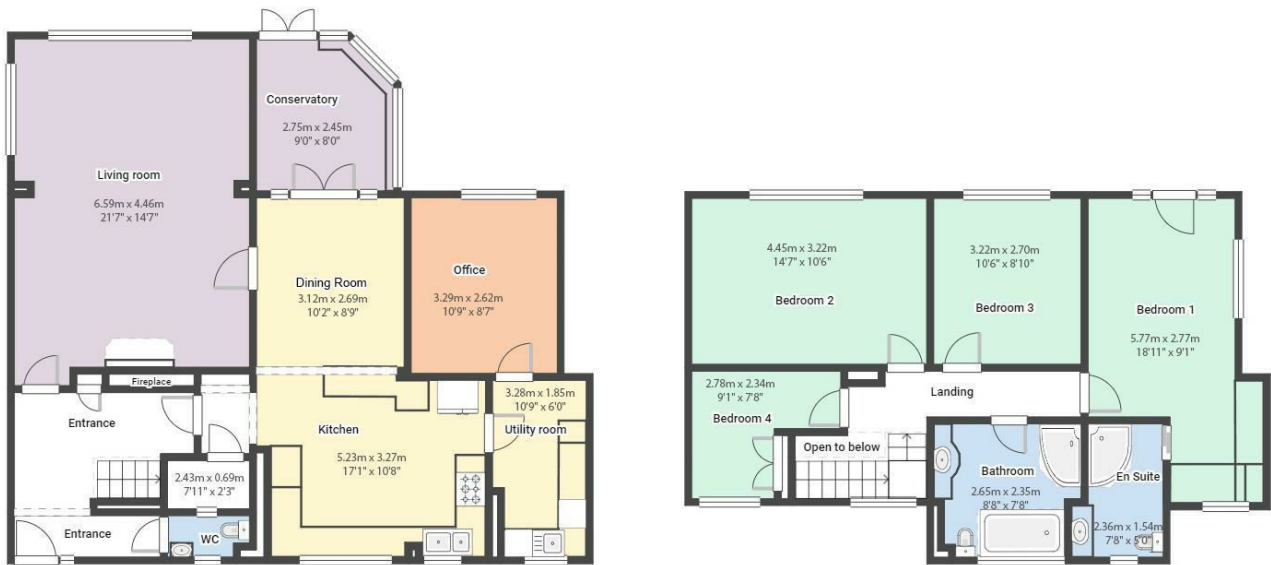
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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