

HoldenCopley

PREPARE TO BE MOVED

Silverwood Avenue, Ravenshead, Nottinghamshire NG15 9BU

£310,000

Silverwood Avenue, Ravenshead, Nottinghamshire NG15 9BU



WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom detached house is located in the popular village of Ravenshead, offering a peaceful setting with easy access to a range of local amenities, including shops, schools, and convenient commuting links. Upon entering the ground floor, the welcoming entrance hall leads to a spacious reception room that exudes warmth and comfort. This area features a stylish log burner, providing a cosy atmosphere, with ample space for both relaxing and dining. Natural light floods the room through large bifold doors that open out to the rear garden, blending indoor and outdoor living. The modern kitchen is a functional and stylish space, complete with a breakfast bar. A convenient W/C is also located on the ground floor. Upstairs, the home offers two double bedrooms and a comfortable single bedroom, all served by a stylish family bathroom. Externally, the property boasts a front driveway offering off-road parking, access to the garage, and a well-maintained lawn. The rear garden is enclosed, providing a private retreat with a patio seating area, a lawn, and a variety of plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

11'5" x 7'3" (max) (3.48m x 2.23m (max))

The entrance hall has wood-effect tiled flooring, carpeted stairs, a radiator, a range of fitted storage units, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Living/Dining Room

20'2" x 13'0" (max) (6.16m x 3.98m (max))

The living/dining room has wooden flooring, a radiator, a recessed chimney breast alcove with a feature fireplace and a decorative surround, recessed spotlights, a UPVC double-glazed window to the rear elevation and bifold doors opening out to the rear garden.

Kitchen/Diner

12'5" x 11'6" (max) (3.81m x 3.52m (max))

The kitchen has a range of fitted base and wall units with worktops & a breakfast bar an integrated oven, hob, extractor fan & dishwasher, space and plumbing for a washing machine, partially tiled walls, a vertical radiator, recessed spotlights, wood-effect tiled flooring and a UPVC double-glazed window to the front elevation.

W/C

5'4" x 3'3" (1.63m x 1.01m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a tiled splashback, a radiator, wood-effect tiled flooring and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

11'7" x 10'5" (max) (3.55m x 3.18m (max))

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

Master Bedroom

12'4" x 9'10" (3.77m x 3.02m)

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

Bedroom Two

11'8" x 10'4" (max) (3.57m x 3.17m (max))

The second bedroom has wooden flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Three

10'0" x 7'6" (3.05m x 2.29m)

The third bedroom has wooden flooring, a radiator, a UPVC double-glazed window to the rear elevation and access to the boarded loft with courtesy lighting.

Bathroom

8'7" x 6'2" (2.63m x 1.90m)

The bathroom has two vanity storage units with a concealed W/C and a wash basin, a panelled bath with a shower fixture, waterproof boarding, a heated towel rail, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear farden and a lawn.

Garage

20'6" x 8'5" (max) (6.25m x 2.57m (max))

The garage has courtesy lighting, power supply, a wall-mounted boiler, a window to the rear elevation, a single door providing access to the rear garden and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, plants and shrubs, hedge borders and fence panelling boundaries.

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

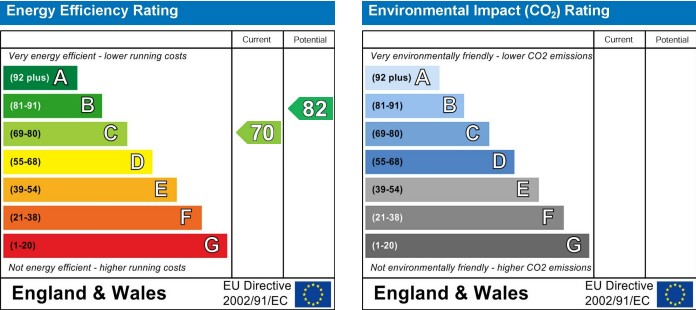
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps and Highest upload speed at 100Mbps
- Phone Signal – Good coverage of Voice 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No



Silverwood Avenue, Ravenshead, Nottinghamshire NG15 9BU

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.