

HoldenCopley

PREPARE TO BE MOVED

Mavis Avenue, Ravenshead, Nottinghamshire NG15 9EB

Guide Price £375,000 - £400,000

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SOUGHT AFTER LOCATION...

Welcome to this charming detached bungalow, nestled in a highly desirable village location. Just a stone's throw from local amenities, excellent transport links, and scenic countryside walks, this home offers the perfect blend of convenience and tranquillity. Plus, it's within the catchment area for popular schools like Abbey Gates Primary School and more. The front of the property boasts a spacious lawn framed by well-established planted borders. A block-paved driveway, paired with a gravelled area, provides ample space for parking and leads to the garage. Gravel extends along the side of the property, guiding you to a lovely patio area and gated access to the rear garden. As you enter through the welcoming entrance hall, you'll find a well-equipped kitchen and a generously sized living room. From the hall, there's access to the second bedroom and a three-piece bathroom suite. Additionally, on this level, you'll find a convenient office space with French doors opening into the rear garden, as well as stairs leading up to the upper level. Here, a spacious bedroom awaits, complete with access to its own en-suite. To the rear of the property, the garden offers a delightful blend of a gravelled area, a lush lawn, and raised planted borders, featuring a variety of established plants, shrubs, and bushes. The garden is fully enclosed with a fenced panel boundary, offering privacy and a serene outdoor space.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Living Room
- Office
- Fitted Kitchen
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Garage
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11*8" x 6*2" (3.57m x 1.89m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, and a door providing access into the accommodation.

Kitchen

12*1" x 12*3" (3.69m x 3.75m)

The kitchen has a range of modern fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap, an integrated double oven, a ceramic hob with extractor fan, and space for a fridge freezer. Additional features include an in-built cupboard, space for a dining table, recessed spotlights, partially tiled walls, tiled flooring, and a UPVC double-glazed window to the front elevation with electric operated blinds.

Living Room

18*6" x 15*8" (5.64m x 4.80m)

The living room has a UPVC double-glazed window to the front elevation with electric operated blinds, a radiator, a TV point, a recessed alcove, coving to the ceiling, and carpeted flooring.

Office

13*5" x 9*10" (4.09m x 3.02m)

The office has carpeted flooring and double French doors that open to the rear garden with electric operated blinds.

Bedroom Two

14*6" x 10*1" (4.44m x 3.08m)

The second bedroom has two UPVC double-glazed windows to the rear elevation, fitted wardrobes with sliding doors, coving to the ceiling, and carpeted flooring.

Bathroom

10*2" x 5*6" (3.12m x 1.70m)

The bathroom has a low-level flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted electric shower unit, a radiator, ceiling coving, recessed spotlights, and carpeted flooring

FIRST FLOOR

Bedroom One

21*3" x 19*2" (6.49m x 5.85m)

The first bedroom has two Velux windows, wooden beams on the ceiling, recessed spotlights, carpeted flooring, and access to the en-suite.

En-Suite

8*3" x 4*5" (2.53m x 1.37m)

The en-suite has a low-level flush W/C, a pedestal wash basin, a wall-mounted wash basin, a double shower enclosure, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and carpeted flooring.

OUTSIDE

Front

To the front of the property, there is a spacious lawn with well-established planted borders. The driveway is block-paved, complemented by a gravelled area that provides access to the garage. The gravel continues along the side of the property, leading to a patio area and gated access to the rear garden.

Garage

26*0" x 8*7" (7.94m x 2.62m)

The garage has windows to the rear and side elevations, lighting, electrics, and double doors opening out to the driveway

Rear

To the rear of the property is a gravelled area, a lawn, raised planted borders with established plants, shrubs, and bushes, and a fenced panel boundary

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

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

Phone Signal – Some voice coverage of 3G, 4G & 5G

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

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.

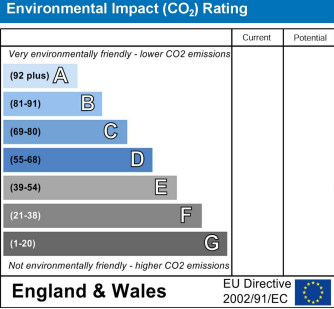
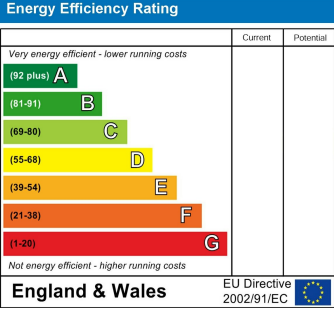
The vendor has advised the following:

Property Tenure is Freehold

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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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