

HoldenCopley

PREPARE TO BE MOVED

Byron Crescent, Ravenshead, Nottinghamshire NG15 9GL

£325,000

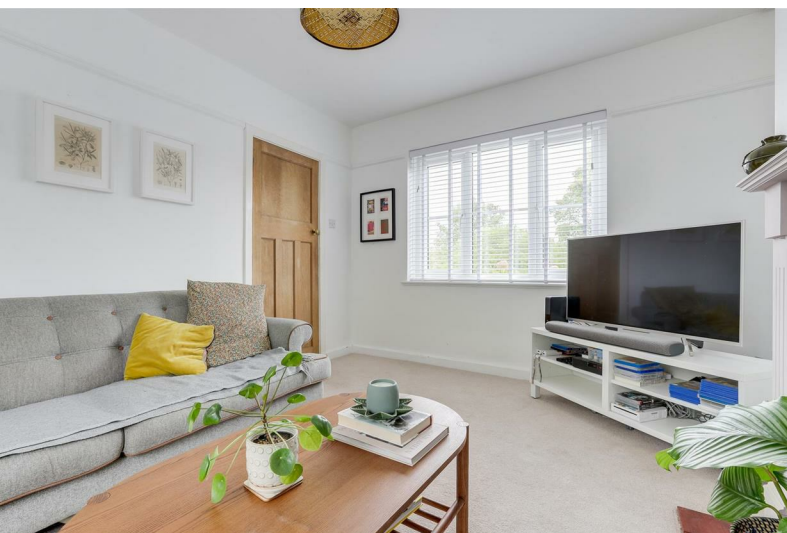
Byron Crescent, Ravenshead, Nottinghamshire NG15 9GL



SOUGHT AFTER LOCATION...

A beautifully presented semi-detached house, ideally situated in a highly sought-after location with excellent transport links and close proximity to local amenities, including shops, schools, and more. This spacious family home offers versatile accommodation arranged over two floors. The ground floor features a generous open-plan kitchen and dining area, complete with modern fitted units and double French doors that open out onto the rear garden, creating a seamless flow for entertaining. The living room boasts a large bay window to the rear, flooding the space with natural light. A fourth bedroom is conveniently positioned on the ground floor alongside a three-piece bathroom suite, ideal for guests or multi-generational living. Upstairs, there are three well-proportioned bedrooms served by a further three-piece bathroom suite. Externally, the property benefits from a driveway to the front, bordered with a variety of plants, shrubs, and bushes, providing both curb appeal and additional parking. At the rear, a fully enclosed garden offers privacy and space to enjoy, featuring a paved patio for outdoor seating, raised planters with mature shrubs, a neatly maintained lawn, and a practical garden shed. The garden is enclosed with a mix of fencing and mature hedging, creating a secure and attractive boundary.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Living Room
- Open Plan Living Room
- Three-Piece Bathroom Suite
- Ground Floor Shower Room
- Off Street Parking
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Open Plan Living

31'7" x 14'9" (max) (9.64m x 4.52m (max))

The open plan living has fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, a range cooker and extractor hood, an integrated dish washer, space and plumbing for a washing machine, space for a dining table, space for a fridge freezer, an original feature fireplace, a radiator, a Vertical radiator, recessed spotlights, Polyflor Camaro flooring, carpeted stairs, two Velux window, two UPVC double glazed windows to the front and side elevation, and double French doors opening to the rear garden.

Living Room

14'4" x 10'10" (max) (4.37m x 3.31m (max))

The living room has a UPVC double glazed window to the front elevation and a UPVC double glazed bay window to the rear elevation, an original feature fireplace, a radiator, a picture rail, and carpeted flooring.

Bedroom Four

11'11" x 8'0" (3.65m x 2.44m)

The four bedroom has a UPVC double glazed window to the rear elevation, a radiator, and Polyflor Camaro flooring.

Shower Room

7'0" x 3'7" (max) (2.14m x 1.11m (max))

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

FIRST FLOOR

Landing

12'7" x 5'10" (max) (3.86m x 1.80m (max))

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

Bedroom One

12'10" x 10'10" (3.92m x 3.31m)

The first bedroom has dual aspect windows, a radiator, picture rail, and carpeted flooring.

Bedroom Two

9'10" x 9'1" (3.02m x 2.78m)

The second bedroom has two UPVC double glazed windows to the rear elevation, a radiator, a picture rail, and carpeted flooring.

Bedroom Three

8'11" x 8'4" (2.72m x 2.56m)

The third bedroom has three UPVC double glazed windows to the side and front elevation, a radiator, access into the loft with lighting, and carpeted flooring.

Bathroom

5'8" x 5'4" (1.74m x 1.65m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a free standing bath with central mixer taps and a handheld shower fixture, a chrome heated towel rail, an extractor fan, floor-to-ceiling tiling, and wood flooring.

OUTSIDE

Front

To the front of the property is a driveway with planted borders housing various plants, shrubs and bushes, and access to the rear garden.

Rear

At the rear of the property, there is a fully enclosed garden providing both privacy and space to enjoy. It features a paved patio area, ideal for outdoor seating or entertaining, alongside raised planters filled with a variety of shrubs and bushes. The garden also includes a well-maintained lawn, a handy garden shed for storage, and is enclosed by a combination of fence panels and mature hedging, creating a secure and attractive 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 – Good coverage of Voice, 4G - Some coverage of 3G & 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

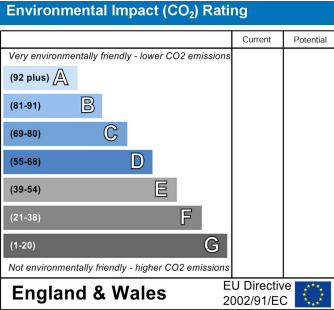
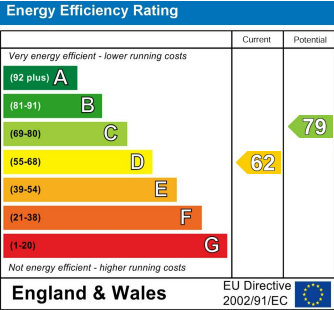
Council Tax Band Rating - Gedling Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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.

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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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