

HoldenCopley

PREPARE TO BE MOVED

Mavis Avenue, Ravenshead, Nottinghamshire NG15 9EB

Guide Price £340,000 - £360,000

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GUIDE PRICE: £340,000 - £350,000

LOCATION, LOCATION, LOCATION...

This extended detached house is a credit to the current owners as they have spent a lot of time and effort in creating a contemporary home where space runs in abundance throughout, making it the perfect purchase for any family buyer! This property is situated in the highly sought after and desirable village location within Ravenshead, just a stone's throw away from local amenities, excellent transport and commuting links as well as stunning countryside walks and within catchment to popular schools including Abbey Gates Primary School and many more. To the ground floor is an entrance hall with a W/C, three reception rooms and a modern fitted kitchen. The first floor offers three double bedrooms and a single bedroom serviced by two bathroom suites and plenty of storage space. Outside to the front is a driveway with access into a single, detached garage providing ample off road parking and to the rear is a well maintained private garden.

MUST BE VIEWED





- Extended Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Two Bathroom Suites
- Ample Storage Space
- Driveway & Garage
- Well Maintained Garden
- Sought After Village Location





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built cloak cupboard and a composite front door with a UPVC double glazed frosted glass panel to the side

W/C

2'3" x 5'2" (0.7 x 1.6)

This space has a low level dual flush W/C, a wall mounted wash basin with a mono mixer tap, complimentary tiled walls, tiled flooring and a UPVC double glazed obscure window to the front elevation

Living Room

14'5" x 17'8" (4.4 x 5.4)

The living room has carpeted flooring, a TV point, a feature fireplace with a marble insert and decorative surround, a radiator, coving to the ceiling, recessed spotlights, a UPVC double glazed window to the rear elevation and double French doors opening out to the rear garden

Dining Room

16'8" x 9'2" (5.1 x 2.8)

The dining room has carpeted flooring, coving to the ceiling, a radiator, recessed spotlights, UPVC double glazed windows to the side and rear elevation and double French doors opening out to the rear garden

Snug

8'10" x 9'2" (2.7 x 2.8)

This area has a UPVC double glazed window to the front elevation, tiled flooring and a wall mounted thermostat

Kitchen

11'9" x 15'5" (3.6 x 4.7)

The kitchen has a range of fitted gloss base and wall units with Granite effect worktops, a sink and a half with mixer taps and drainer, an integrated oven with a ceramic hob and extractor fan, an integrated dishwasher, an integrated tumble dryer, space for an American style fridge freezer, space and plumbing for a washing machine, space for a dining table, tiled flooring, tiled splash back, recessed spotlights, a radiator, UPVC double glazed windows to the front and rear elevation and double French doors to the rear garden

FIRST FLOOR

Landing

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

Master Bedroom

11'9" x 15'1" (3.6 x 4.6)

The main bedroom has a UPVC double glazed window to the front and rear elevation, carpeted flooring, two radiators, recessed spotlights and access into the en-suite

En-Suite

5'2" x 6'6" (1.6 x 2.0)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a walk in shower enclosure with an overhead rainfall shower and wall mounted chrome fixtures, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double glazed window to the rear elevation

Bedroom Two

10'9" x 12'9" (3.3 x 3.9)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights, coving to the ceiling and full length fitted wardrobes

Bedroom Three

8'10" x 8'6" (2.7 x 2.6)

The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights and an in-built wardrobe

Bedroom Four

7'10" x 9'6" (2.4 x 2.9)

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

Bathroom

8'10" x 4'11" (2.7 x 1.5)

The bathroom has a low level flush W/C, a pedestal wash basin, a bath with a handheld shower head, a chrome heated towel rail, wood effect flooring, partially tiled walls, recessed spotlights and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a lawned garden with a range of plants and shrubs, a driveway, access into the single detached garage and gated access to the side and rear garden

Garage

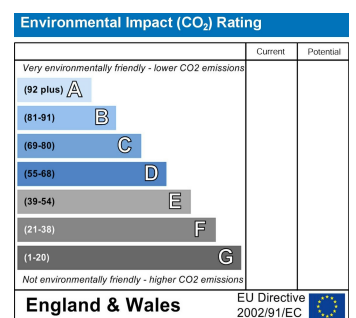
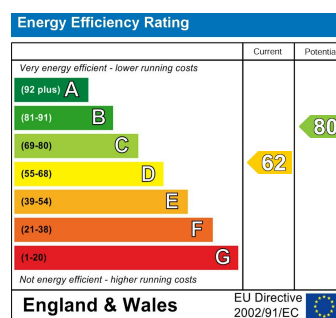
Rear

To the rear of the property is a private enclosed west-facing garden with a patio area, a lawn, a decked seating area, courtesy lighting, a range of plants and shrubs, fence panelling and gated access

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
745.4 Sq Ft - 69.25 Sq M
Approx. Gross Internal Area of the Entire Property:
1339.25 Sq Ft - 124.42 Sq M

Approx. Gross Internal Area of the 1st floor:
593.84 Sq Ft - 55.17 Sq M
Approx. Gross Internal Area of the Entire Property:
1339.25 Sq Ft - 124.42 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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