



155 Ramsey Drive, Arnold, NG5 6SB

£375,000

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FLOUR

155 Ramsey Drive Arnold, NG5 6SB

- Four double bedrooms
- Full width rear extension
- Dining room with sitting area
- Hall with downstairs toilet
- Modern kitchen & bathroom
- Lounge with multi-fuel fire

A great sized extended detached family home with **FOUR DOUBLE BEDROOMS** and beautiful gardens in a popular location just off Coppice Road, close to open countryside with some local amenities and reputable schools also close by!

£375,000



Overview

Modernised by the current owners in recent years, the property also benefits from a full-width rear extension which provides a breakfast kitchen with Velux windows, integrated oven and hob and a separate dining room with sitting area and sliding patio doors leading out to the large Indian Sandstone patio and lovely mature garden with large shed and summer house. The property was rewired in 2019 with all radiators and central heating boiler being replaced. There are also USB points throughout the house and TV aerial points in all rooms except one bedroom and the bathroom. Accommodation consists of a large entrance porch leading through to the hallway, with dog-leg staircase and downstairs toilet. Lounge with feature multi-fuel fire and double doors leading through to the rear dining room and sitting area. Upstairs there are four double bedrooms and bathroom in white with a chrome mains shower.

Entrance Porch

Being UPVC double glazed with tiled floor, light and power and a secondary door through to the hallway.

Hallway

Dog-leg staircase leading to the first floor, radiator, downstairs toilet with washbasin, tiled floor and UPVC double glazed side window. Doors lead to both the lounge and kitchen.



Lounge

Stone and Cornish slate fireplace and hearth with multi-fuel fire and side plinths. There are two wall light points, a UPVC double-glazed front window, radiator and double doors through to the dining room.

Dining Room

With radiator, door through to the kitchen and sitting area with LED downlights and double glazed sliding patio door leading out to the rear.

Breakfast Kitchen

A range of modern wall and base units with wood effect worktops, inset one-and-a-half bowl stainless steel sink unit and drainer, three light pendants and two Velux windows. Appliances consist of a Zanussi brushed steel electric double oven and four-ring gas hob with extractor and integrated dishwasher. There is also a bank of tall cupboards with housing and plumbing for a washing machine and tumble dryer and also housing the Baxi combination gas boiler (installed in April 2019 with the remainder of a seven-year warranty). Kardean wood-style flooring, UPVC double-glazed rear window and side door.

First Floor Landing

Airing/linen cupboard, loft access and UPVC double glazed side window.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

A range of built-in wardrobes with soft close doors, matching bedside cabinets and separate dressing table. UPVC double-glazed front window and radiator.

Bedroom 3

Laminate flooring, UPVC double glazed rear window and radiator.

Bedroom 4

Laminate flooring, UPVC double glazed rear window and radiator.

Bathroom

With fully tiled walls and tiled floor, the suite consists of a shaped bath and screen with chrome mains shower, washbasin and concealed dual flush toilet with vanity surround and cupboards. Chrome ladder towel rail, LED downlights, extractor fan and UPVC double glazed rear window.







Outside

To the front is a driveway and lawn with established borders. A remote roller door leads into the garage which has light, power, side window and door. Separate lockable side gated access also leads to the side of the property where there is a garden shed, lockable integral store room and access to the rear. To the rear, there is a large Indian Sandstone patio, outside tap, wall light and LED floodlight. Great sized lawn and separate path with mature borders leads to the end of the garden where there is a further large garden shed and summer house with gravelled surround, enclosed with part hedging and part concrete post and fence panelled perimeter.

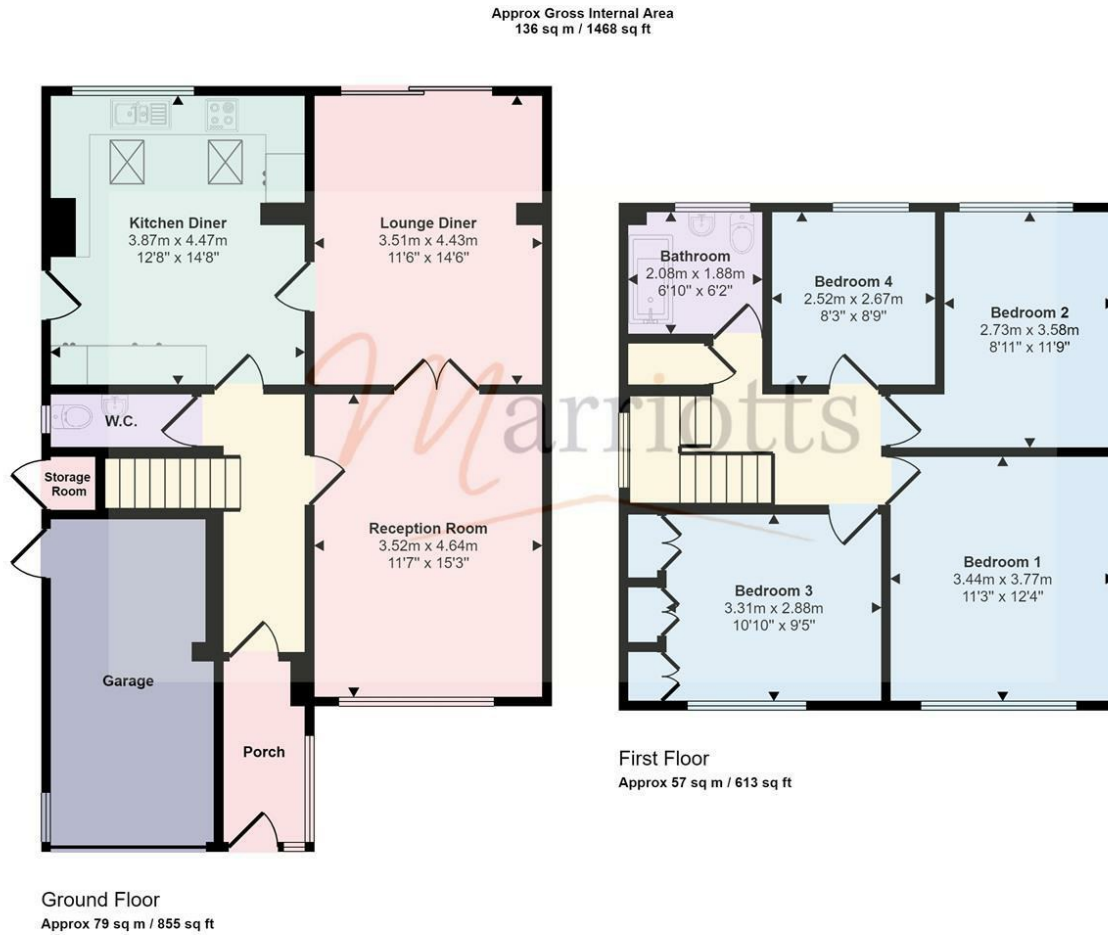
Useful Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough - Band D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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