



28 Ramsey Drive, Arnold, NG5 6QL

Guide Price £475,000

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28 Ramsey Drive Arnold, NG5 6QL

- Five bedrooms, two en-suites
- Ground floor shower room
- Fitted kitchen & utility room
- Study/playroom
- Large living room and dining room
- Low maintenance gardens

A very impressive extended and fully refurbished detached family home with five bedrooms, two en-suites, two large reception rooms, breakfast kitchen, utility, downstairs shower room & study/playroom. Immaculate throughout with viewing strongly advised!

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Overview

In recent years, this impressive family home has been extended, modified and refurbished to a very high standard and has a lot to offer, also just a stone's throw away from reputable primary and secondary schools. The accommodation is immaculate throughout, with low maintenance grounds, remote electric garage door, security alarm and cameras. The front entrance hall leads through to a very spacious living room with double doors leading out to the decking and feature Oak staircase leading to the first floor. Double doors lead through to a large dining room which is open plan to the fitted modern breakfast kitchen which has several integrated appliances and double doors out to the enclosed private garden, creating a safe and secure outdoor space for the family. Separate utility room leading through to the ground floor shower room and study/playroom, while upstairs there are five bedrooms, a lovely family bathroom and two en-suite's located either end of the house.

Entrance Porch/Hall

With double glazed composite front entrance door, stone tiled floor, radiator, door through to the main living room and cloaks cupboard with RCD boards and electric meter.

Living Room

With feature Oak balustrade staircase leading to the first floor with an understair cupboard, two radiators, wall-mounted pebble effect electric fire, UPVC double-glazed front and side windows and UPVC double-glazed double doors from the dining area leading out to the decking.

Dining/Breakfast Room

With UPVC double glazed front window, radiator and being open to the main kitchen.



Kitchen

A range of wall and base units with doors in Cherrywood with granite effect worktops, inset composite sink unit and drainer and LED work surface lighting. Multiple ceiling downlights, tile effect flooring, UPVC double-glazed windows to the rear and double doors leading out to the side. There is also space for a range cooker with glass splashback and brushed steel extractor canopy, housing for an American-style fridge freezer, integrated dishwasher and separate integrated microwave oven. Feature chrome coil radiator and door through to the utility room.

Utility Room

Matching wall units and worktops with plumbing for washing machine and space for tumble dryer. Slate tile effect flooring, radiator, connecting door to the garage and door through to the shower room.

Shower Room

Consisting of a large walk-in quartz shower boarded cubicle with electric shower, dual flush toilet and large washbasin with vanity cupboards and tiled splashback. Extractor fan, LED downlights, ladder towel rail, Karndeem slate tile effect flooring and door through to the playroom/study.

Play Room/Study

With wood-style flooring, radiator, high-level TV points and UPVC double-glazed window and door leading out the decking.

First Floor Landing

LED downlights, loft hatch with ladder into a partly boarded roof space with light and power.

Bedroom 1

UPVC double glazed front and rear windows, two radiators, LED downlights and large built-in wardrobes with double doors.

En-suite

Consisting of a large shower-boarded cubicle with chrome mains shower, pedestal washbasin with matching splashback and dual flush toilet. Slate-coloured porcelain floor tiles, chrome ladder towel rail and LED downlights incorporating the extractor.

Bedroom 2

UPVC double glazed front and rear windows, two radiators and LED downlights.

En-suite

Consisting of a large shower-boarded cubicle with chrome mains shower, pedestal washbasin with matching splashback and dual flush toilet. Slate-coloured porcelain floor tiles, chrome ladder towel rail and LED downlights incorporating the extractor.

Bedroom 3

Walk-through dressing area with sliding mirrored wardrobes and LED downlights. The bedroom area has a UPVC double-glazed rear window and radiator.

Bedroom 4

With a walk-through dressing area, two radiators and LED downlights.

Bedroom 5

With wood-style flooring, radiator, wardrobe recess and UPVC double-glazed front window.

Bathroom

Consisting of a shaped bath and screen with high-quality shower boarding, a chrome fixed-head rain shower and a separate hand-held mixer. Concealed cistern toilet and large washbasin with full-width vanity surround and ample cupboards. LED downlights, extractor fan, ladder towel rail, Karndeem stone tile effect flooring and UPVC double-glazed front window.







Outside

There is a low-maintenance front garden and driveway leading to the garage. The garage has a remote electric up-and-over door, built-in cupboards housing the Viessmann combination gas boiler, light, power and connecting door to the utility room. To the side is artificial grass, full-width rear decking, outside tap and wall lighting. Brick retaining wall and gravel border with a concrete post and fence panelled perimeter

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band F

PROPERTY CONSTRUCTION: Brick Cavity Wall

ANY RIGHTS OF WAY AFFECTING PROPERTY: none

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: none

FLOOD RISK: none

ASBESTOS PRESENT: none

ANY KNOWN EXTERNAL FACTORS: none

LOCATION OF BOILER: Garage

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus

MAINS ELECTRICITY PROVIDER: Octopus

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: No

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

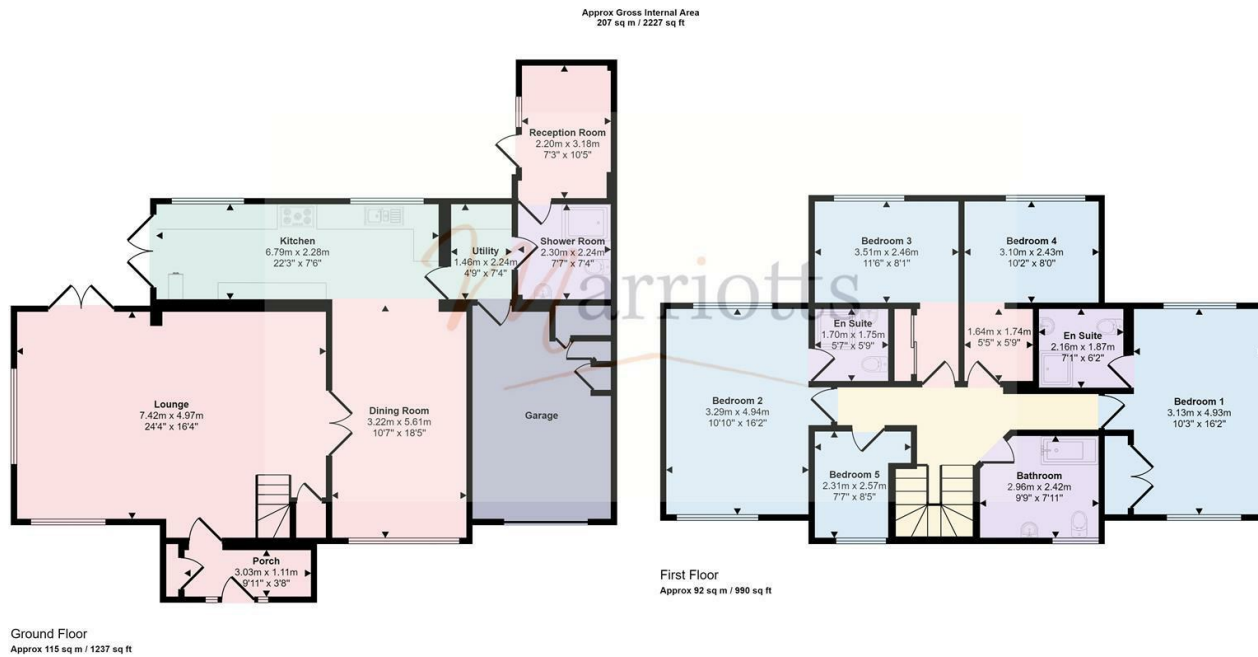
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

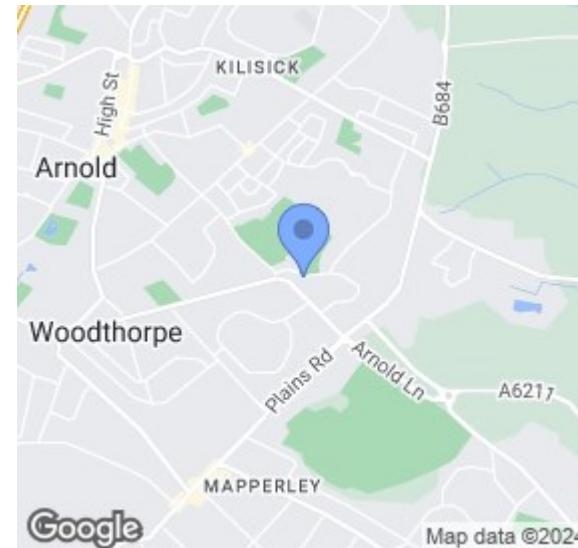
ACCESS AND SAFETY INFORMATION: Level access to both front and rear







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(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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