



41 Main Road, Ravenshead, NG15 9GP

£340,000

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 Marriotts



41 Main Road Ravenshead, NG15 9GP

- Extended semi detached house
- Spacious extended bathroom
- Extended kitchen with vaulted ceiling
- 3 bedrooms & 2 reception rooms
- Garden room/bar
- Ample parking & extensive gardens

A fabulous extended three-bedroomed semi-detached house in a highly sought-after village location. With two reception rooms, an extended kitchen with a vaulted ceiling and a great-sized plot with an impressive outside garden room/bar!

£340,000



Overview

Located on Main Road in Ravenshead, this delightful traditional semi-detached house offers a perfect blend of character and modern living. Location wise is fantastic, being on the very edge of the village with countryside walks literally on your doorstep, a Sainsbury's Local just up the road as well as a choice of local pubs/restaurants. The village itself has a good range of amenities, including reputable primary schools, doctor's surgery, library and Post Office which form part of the village centre shopping precinct. Also, the village hall hosts a regular variety of events and entertainment.

Step inside the property to discover a well presented and modern interior, updated by the current owners. There is a bay-fronted lounge with feature multi-fuel stove, the full-width rear dining/breakfast room offers a lovely setting for family meals or entertaining guests and is open plan to the impressive extended kitchen, with several integrated appliances and vaulted ceiling with Velux windows. From the dining room, a rear door leads out to a private courtyard seating area with access to the main garden, with double doors taking you in to the garden room and bar. This presents a versatile space that could easily transform into a serene home office if needed, catering to your work-from-home needs. There is also an adjoining store room at the back of the bar area providing additional storage.

Parking is a breeze with space for several vehicles including an additional parking recess, ideal for caravan standing. Metal double doors then lead in to a covered store which is open to the rear courtyard.

Upstairs there are three well-proportioned bedrooms, the main bedroom occupying the full width of the house, plus a spacious extended modern bathroom. The loft also has a pull down loft ladder and is partly boarded providing more storage space.

In summary, this is a lovely modernised family home with great indoor and outdoor space and in an excellent location, so if you are looking for your very own slice of Ravenshead and what it has to offer, give us a call to arrange a viewing!



Entrance Hall

With double glazed composite front entrance door, stairs to the first floor landing, wood laminate flooring and door through to the lounge.

Lounge

Feature recessed multi-fuel stove with tiled hearth, UPVC double glazed bay window to the front, points for a wall mounted TV, two wall light points and door through to the dining/breakfast room.

Dining/Breakfast Room

With large tiled floor continuing through to the kitchen, radiator, under-stair cupboard with power and RCD board, ceiling downlights, door to the rear courtyard and opening through to the kitchen.

Kitchen

A range of wall and base units with solid wooden worktops, Belfast sink, concealed worksurface lighting and tiled splashbacks. Space for a range cooker with brushed steel extractor hood, integrated Bosch dishwasher and integrated fridge and freezer. Plumbing for washing machine, radiator, vaulted ceiling with two Velux windows and UPVC double glazed rear window.

First Floor Landing

With doors to all rooms.

Bedroom 1

Two UPVC double-glazed front windows, radiator and points for a wall mounted TV.

Bedroom 2

UPVC double glazed front window and two radiators.

Bedroom 3

Built-in cupboard, UPVC double glazed rear window, radiator and loft hatch with ladder into a partly boarded roof space.

Outside

To the front, the driveway provides off-street parking for several vehicles with additional recessed parking bay/caravan standing. Metal double doors lead to the covered store which opens out to the rear courtyard. The courtyard has an LED floodlight, is partially fenced and has access to the rear of the property where there is an outside tap and sleeper steps leading up to the lawn. UPVC double-glazed double doors lead into the detached brick-built garden room/bar which has a distressed wood style tiled floor a mixture of LED downlights and industrial-style wall lights. Also with points for a wall-mounted TV, bar area with wooden bar top, fitted corner shelving and access to a rear store room which has a light, power, rear window and side door. The garden is a great size and is majority lawned, with established trees and shrubs and at the end of the garden is a large paved patio with a gravel border, fenced perimeter and further raised decking.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band B
PROPERTY CONSTRUCTION: Solid Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen cupboard







UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: TBC

MAINS ELECTRICITY PROVIDER: TBC

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: TBC

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

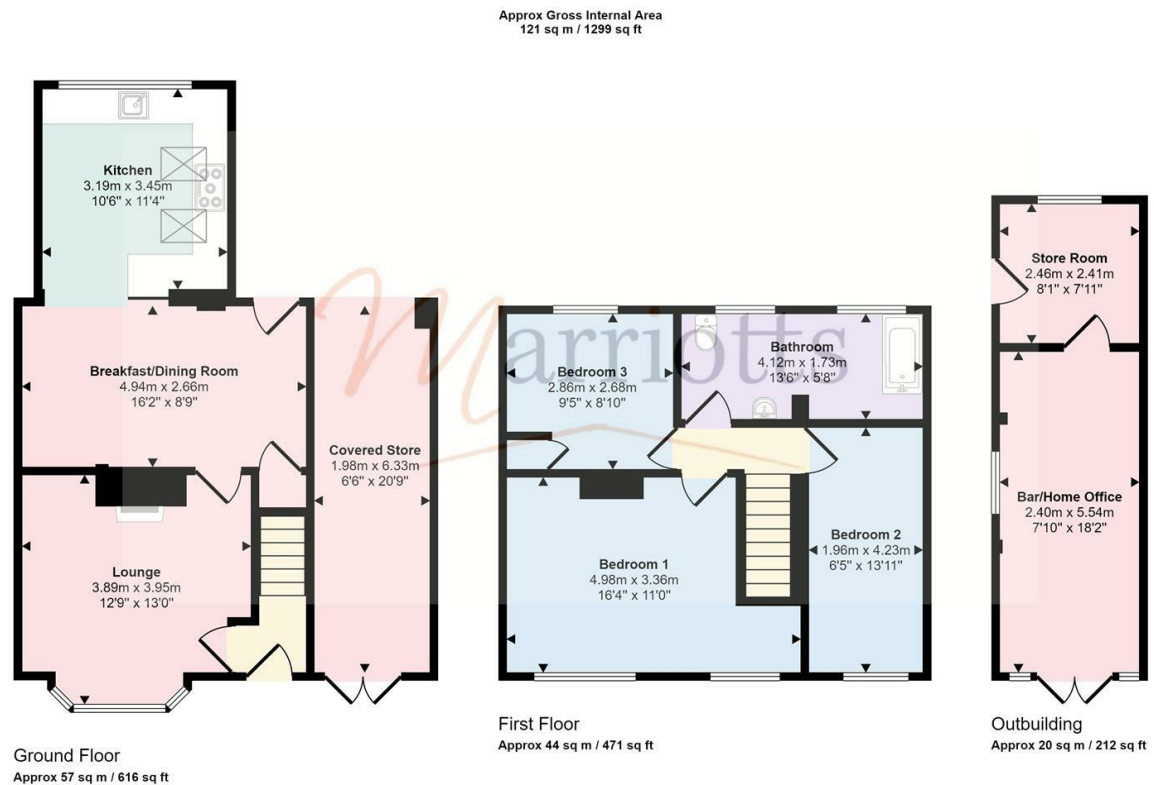
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: Stepped front access. Level rear access to courtyard. Stepped access to rear garden.

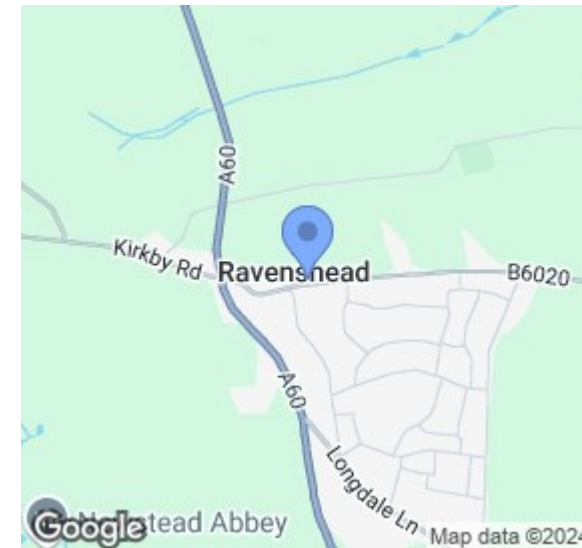






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

