



**Arle House, 23 Oakwood Drive, Ravenshead,
Nottingham, Nottinghamshire, NG15 9DP**

£425,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family House
- Open Plan Lounge & Separate Dining Room
- Downstairs WC
- Superb Landscaped Rear Garden
- Desirable Village Location
- Five Bedrooms
- Large Conservatory with U/F Heating
- Driveway, Carport & Single Garage
- Cul-De-Sac Setting
- Viewing Highly Recommended

A spacious five bedroom detached family house occupying a pleasant cul-de-sac position in the desirable and highly regarded village of Ravenshead.

The property is presented in good condition throughout with UPVC double glazing and gas central heating (combi boiler). The accommodation comprises an entrance hall, downstairs WC, dining room, kitchen/breakfast room, open plan lounge with log burner and a large conservatory built in 2019 with underfloor heating and a tinted roof. The first floor landing leads to five bedrooms (three with fitted wardrobes) and a modern family bathroom with bath and separate shower.

OUTSIDE

The property is set back behind a fenced boundary frontage adjacent to a driveway which leads to a carport and single garage. The front garden is mainly laid to lawn surrounded by borders with plants and shrubs. A hardstanding pathway across the front of the house extends to the side with gated access to the rear garden. To the rear of the property, there is a superb landscaped garden featuring an extensive Indian sandstone patio which extends across the full width of the property providing ample outdoor seating space, and a central, winding sandstone pathway leads to a wood store enclosed by trellis fencing. There are low level retaining sleeper boundaries, a lawn, well stocked borders at the end of the plot with plants and shrubs and two further Indian sandstone patios, one enclosed by feature vertical sleepers.

AN OPEN FRONTED CARPORT/STORM PORCH LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

6'10" x 3'1" (2.08m x 0.94m)
With radiator and tiled floor.

DOWNSTAIRS WC

6'10" x 2'6" (2.08m x 0.76m)
Having a modern two piece suite comprising a low flush WC, wash hand basin with chrome mixer tap and storage cupboard beneath. Chrome heated towel rail and obscure double glazed window to the side elevation.

DINING ROOM

15'7" max x 11'10" (4.75m max x 3.61m)
An L-shaped open plan reception room with double doors opening through to the kitchen. Wood flooring, radiator and two double glazed windows to the front elevation.

KITCHEN/BREAKFAST ROOM

13'11" x 8'1" (4.24m x 2.46m)
Having wall cupboards, base units and drawers with work surfaces over in an L-shaped configuration. Inset stainless steel sink with drainer and mixer tap and tiled splashbacks. Space for a cooker and space for a fridge/freezer. Plumbing for a washing machine. Vinyl flooring, radiator, space for a table and chairs and double glazed window to the front elevation.

OPEN PLAN LOUNGE

20'6" max x 15'0" (6.25m max x 4.57m)
A large, L-shaped open plan reception room, having a log burner with tiled hearth. Wood floor, two radiators, stairs to the first floor landing, double glazed window to the rear elevation and French doors leading through to:

CONSERVATORY

19'4" max x 12'1" (5.89m max x 3.68m)
A fantastic living space with tiled floor, underfloor heating, wall lighting, a self cleaning tinted roof and French doors leading out on to the landscaped rear garden.

FIRST FLOOR LANDING

13'11" max x 5'7" (4.24m max x 1.70m)
With loft hatch.

BEDROOM 1

13'8" x 9'10" (4.17m x 3.00m)
A good sized double bedroom with laminate floor and double glazed window to the rear elevation.

BEDROOM 2

12'11" x 7'9" (3.94m x 2.36m)
Having ample fitted wardrobes and a dressing table. Separate wardrobe housing the gas fired Baxi combi boiler. Radiator and double glazed window to the front elevation.

BEDROOM 3

11'6" x 7'11" (3.51m x 2.41m)
Having fitted wardrobes, radiator and double glazed window to the rear elevation.

BEDROOM 4

10'3" x 9'6" (3.12m x 2.90m)
Having a fixed area to house a bed with storage beneath. Radiator and double glazed window to the rear elevation.

BEDROOM 5

8'2" x 7'11" (2.49m x 2.41m)
Having fitted wardrobes, radiator and double glazed window to the front elevation.

FAMILY BATHROOM

7'9" x 7'1" (2.36m x 2.16m)

Having a modern four piece white suite comprising a panelled bath with mixer tap and tiled surround. Separate shower cubicle with electric shower. Pedestal wash hand basin with chrome mixer tap. Low flush WC. Modern part tiled walls, floor-to-ceiling chrome heated towel rail, four ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

ATTACHED SINGLE GARAGE

16'10" x 8'2" (5.13m x 2.49m)

Equipped with power and light. Housing the gas and electricity meters. Up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.













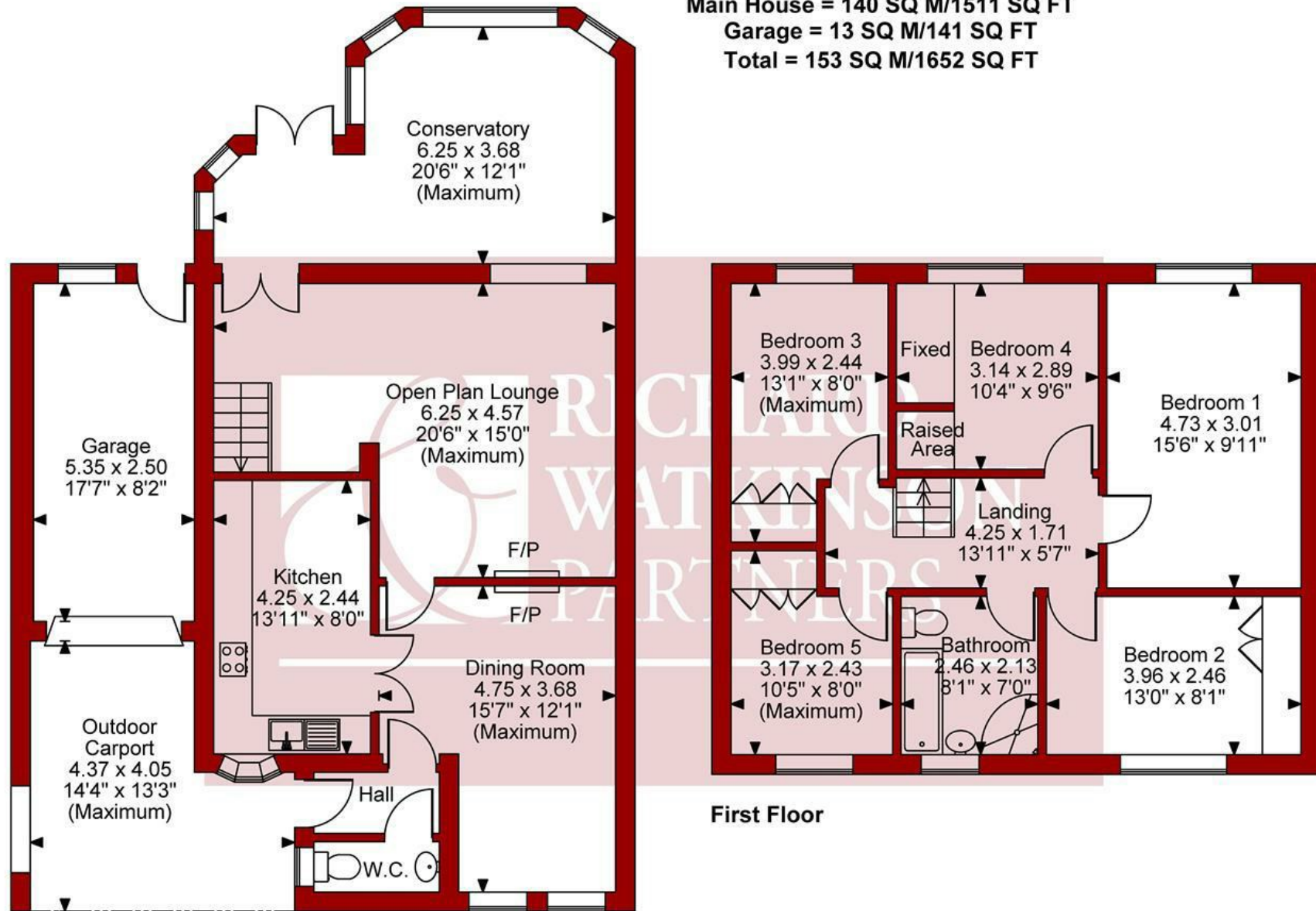








Oakwood Drive, Ravenshead
Approximate Gross Internal Area
Main House = 140 SQ M/1511 SQ FT
Garage = 13 SQ M/141 SQ FT
Total = 153 SQ M/1652 SQ FT



Ground Floor

First Floor

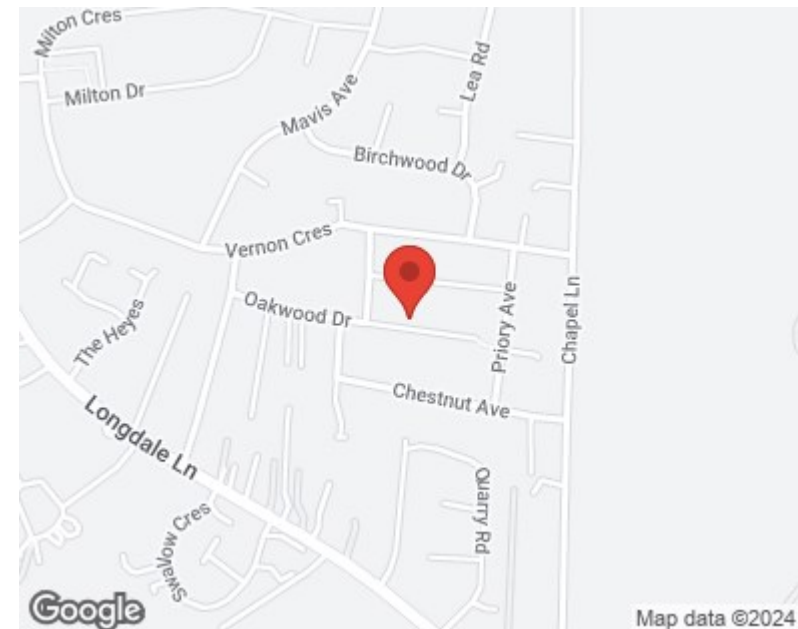
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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