



**7 Highfield Close, Ravenshead, Nottingham,  
Nottinghamshire, NG15 9DZ**

**£490,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family House
- En Suite & Separate Shower Room
- Conservatory
- Good Sized Block Paved Driveway
- Positioned at the end of a Cul-De-Sac
- Four Bedrooms
- Two Reception Rooms
- Kitchen & Utility
- Integral Double Garage
- Large Plot (0.21 Acres)

A spacious four bedroom detached family house occupying a large plot extending to circa 0.21 of an acre, positioned at the head of a small cul-de-sac in a highly regarded Ravenshead location.

The property provides just over 1600 sq ft of internal living space comprising on the ground floor; entrance porch, entrance hall, cloakroom, dining room with bi-fold doors, lounge, conservatory, kitchen and a utility. The first floor landing leads to a master bedroom with an en suite shower room. There are three further bedrooms and a shower room. The property has gas central heating and UPVC double glazing.

## OUTSIDE

The property stands back from Highfield Close at the head of a small cul-de-sac with a good sized block paved driveway and an integral double garage. The front garden is laid to lawn and a side gate provides access to the rear garden. To the rear of the property, there is a large garden enclosed on all sides by conifers and trees, including two silver birch trees. There is a large, decked patio with steps leading down to the lower level garden with a paved path leading to a further decked patio at the end of the garden. There are ample gravel areas with paving extending to the side and rear of the house. A gate at the end of the garden leads out onto a public footpath with a short walk to the village shopping precinct on Milton Drive.

A UPVC FRONT ENTRANCE DOOR LEADS THROUGH TO THE:

### ENTRANCE PORCH

5'10" x 5'8" (1.78m x 1.73m)

With UPVC double glazed door leads through to:

### ENTRANCE HALL

14'0" x 6'5" (4.27m x 1.96m)

With radiator, laminate floor, coving to ceiling, understairs storage cupboard and stairs to the first floor landing.

### CLOAKROOM

6'9" x 3'2" (2.06m x 0.97m)

Having a low flush WC. Wash hand basin, work surfaces, tiled walls, laminate floor and three ceiling spotlights.

## DINING ROOM

14'2" x 11'2" (4.32m x 3.40m)

With laminate floor, vertical radiator, ceiling spotlights and two sets of bi-fold doors, one providing access to the lounge and the second leading out onto the decked patio.

## LOUNGE

18'0" x 11'4" (5.49m x 3.45m)

Having a coal effect gas fire with hearth and surround. Radiator, laminate floor, ten ceiling spotlights and double glazed window to the front elevation.

## CONSERVATORY

11'10" x 10'4" (3.61m x 3.15m)

With French doors leading out onto the rear decked patio.

## KITCHEN

14'8" x 10'5" (4.47m x 3.18m)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and chrome swan neck mixer tap. Space for a freestanding cooker and stainless steel extractor hood above. Plumbing for a dishwasher. Tiled floor, ample ceiling spotlights, double glazed windows to the rear and side elevations and obscure UPVC side entrance door.

## UTILITY

7'9" x 6'7" (2.36m x 2.01m)

Housing the Worcester Bosch gas fired central heating boiler. Having wall and base units, work surfaces and an inset circular stainless steel sink with mixer tap. Plumbing for a washing machine and space for a tumble dryer. Tiled floor, coving to ceiling and double glazed window to the rear elevation.

## FIRST FLOOR LANDING

15'0" max x 6'4" (4.57m max x 1.93m)

With built-in linen cupboard, laminate floor, radiator, coving to ceiling and double glazed window to the front elevation.

## MASTER BEDROOM 1

14'6" x 12'7" (4.42m x 3.84m)

With radiator, laminate floor, eleven ceiling spotlights, large floor-to-ceiling double glazed windowpane to the rear elevation and double glazed window to the side elevation.

## EN SUITE

7'10" x 6'10" (2.39m x 2.08m)

Having a shower cubicle with electric shower. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, radiator and obscure double glazed window to the side elevation.

## **BEDROOM 2**

14'8" x 9'4" (4.47m x 2.84m)

With radiator, laminate floor, coving to ceiling, four ceiling spotlights and double glazed window to the rear elevation.

## **BEDROOM 3**

11'5" x 8'11" (3.48m x 2.72m)

With radiator, laminate floor, four ceiling spotlights, coving to ceiling and double glazed window to the rear elevation.

## **BEDROOM 4**

8'7" x 8'5" (2.62m x 2.57m)

With radiator, laminate floor, coving to ceiling, three ceiling spotlights and double glazed window to the front elevation.

## **SHOWER ROOM**

8'7" x 7'11" (2.62m x 2.41m)

Having a three piece white suite comprising a shower enclosure with electric shower. Wall hung vanity unit with inset wash hand basin with mixer tap and three storage drawers beneath. Vitra low flush WC with enclosed cistern. Tiled floor, seven ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

## **INTEGRAL DOUBLE GARAGE**

17'11" max x 14'10" (5.46m max x 4.52m)

Equipped with power and light. Housing the gas meter and electricity meter. Personal door into the porch, window to the side elevation and a loft hatch leads to a boarded loft area.

## **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 07817-283-521.

## **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.





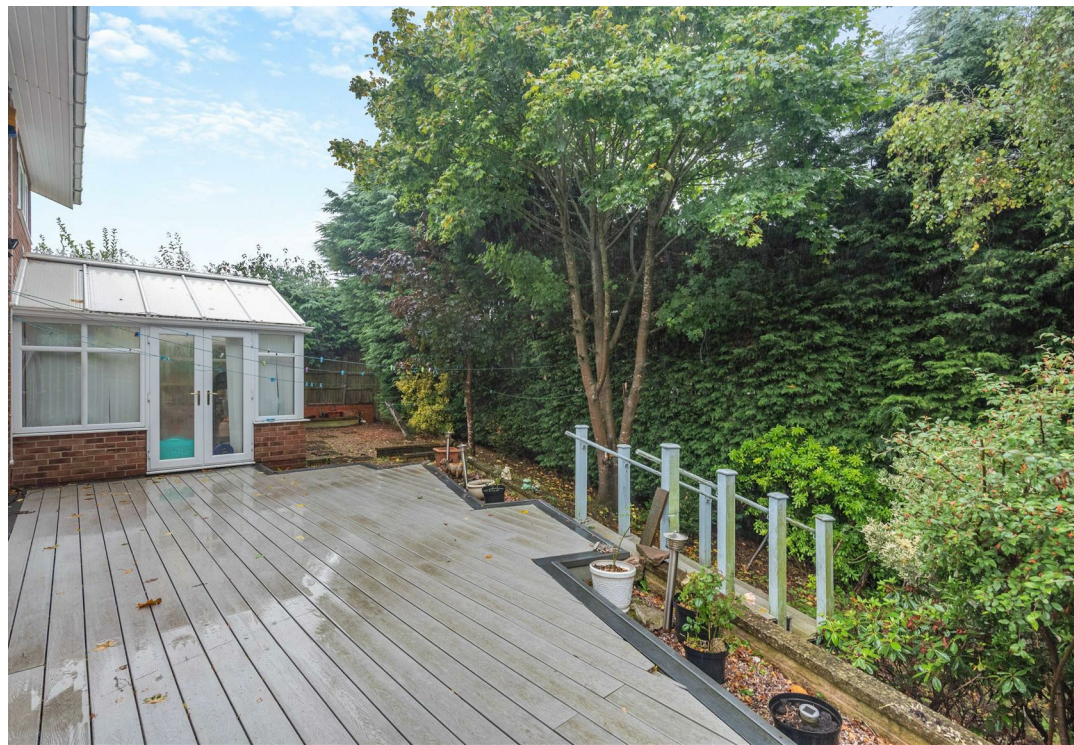






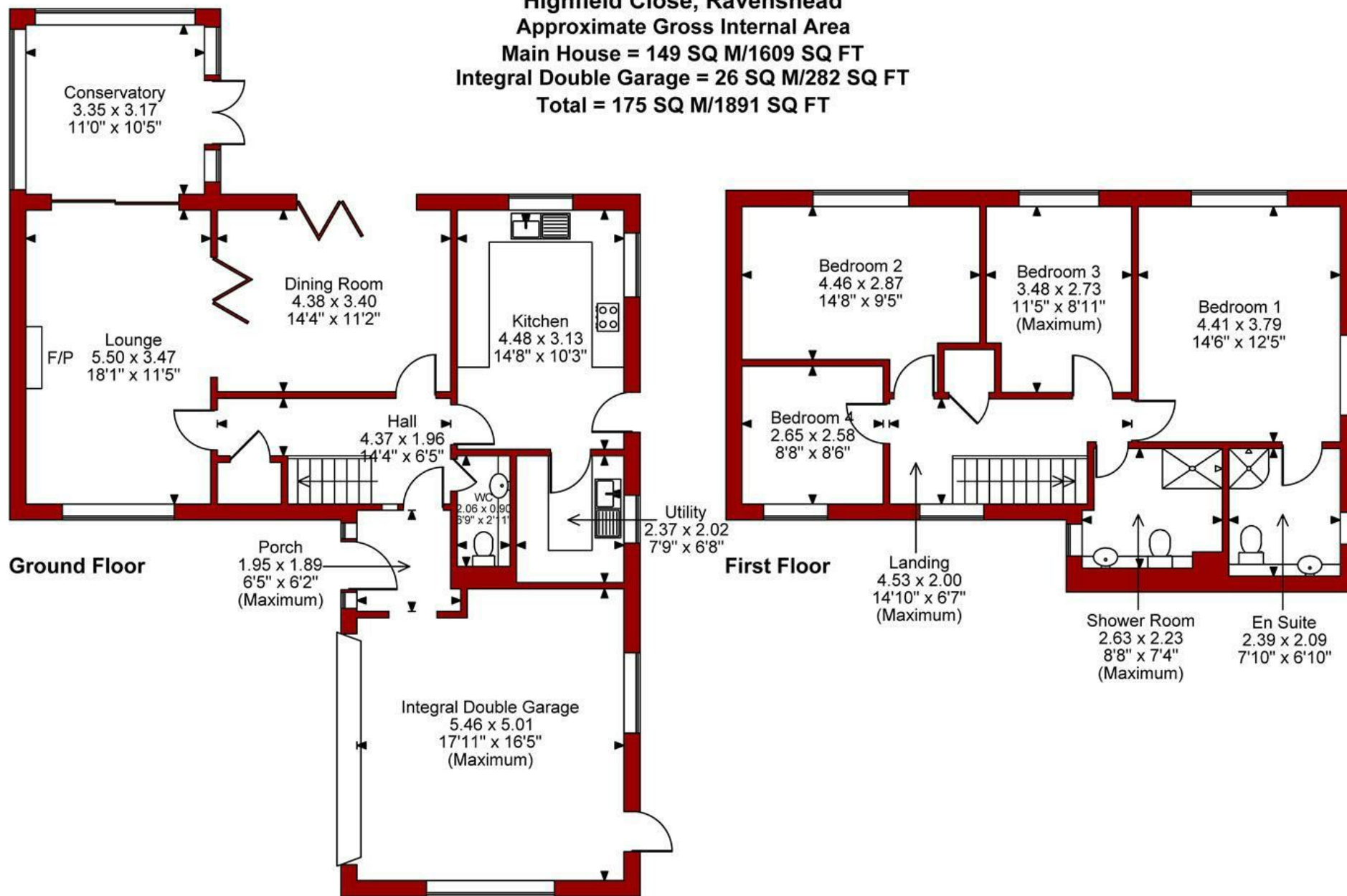






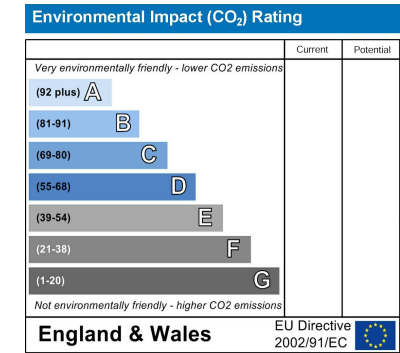
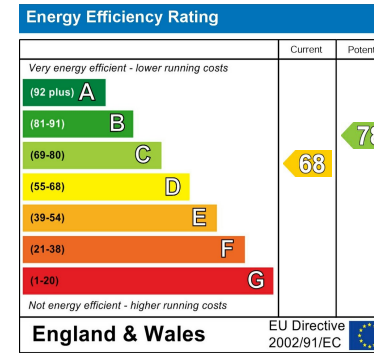


**Highfield Close, Ravenshead**  
**Approximate Gross Internal Area**  
**Main House = 149 SQ M/1609 SQ FT**  
**Integral Double Garage = 26 SQ M/282 SQ FT**  
**Total = 175 SQ M/1891 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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



*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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