



**33 Cheriton Drive, Ravenshead, Nottingham,
Nottinghamshire, NG15 9DG**

Offers Over £475,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Extended Detached Family House
- Modern En Suite & Family Bathroom
- 30ft Open Plan Kitchen/Diner
- Gas Central Heating (Combi Boiler)
- Landscaped Front & Rear Gardens
- Four Bedrooms
- Spacious Lounge & Conservatory
- Utility & Separate Office
- Triple Width Driveway & Double Garage
- Highly Regarded Village Location

An extended, four bedroom detached house providing spacious family living accommodation with ample off road parking and a double garage.

The property is well presented throughout and benefits from gas central heating (combi boiler) and UVPC double glazing. The ground floor living accommodation comprises an entrance hall, downstairs WC, spacious lounge with partial vaulted ceiling to the front with two roof windows, a 30ft long open plan kitchen/diner/breakfast room, conservatory, rear lobby, office and a utility. The first floor landing leads to a master bedroom with walk-in wardrobe and a modern en suite. There are three further bedrooms and a modern family bathroom.

OUTSIDE

The property occupies a good sized plot with well maintained landscaped gardens and a triple width tarmac driveway which leads to a double garage with twin remote controlled roller doors. The front garden is mainly laid to lawn with a variety of plants and shrubs and a cherry tree to the front boundary. Gated access to the left of the house leads to a pathway providing access to the rear garden. To the rear of the property, there is a substantial patio which extends across the full width of the property with sandstone paving, gravel, block paving and access to a useful garden shed. Beyond here, there is a decked area, garden pond and rockery. A winding pathway leads to a decked area and a summerhouse utilised as a gym which is fully insulated with power and light and internet connection. The garden continues with lawns, a variety of plants and shrubs set within the borders and hedgerow boundaries.

LOCATION

Ravenshead is conveniently located for travel and commuting, with excellent transport links to both Nottingham and Mansfield. Junction 27 of the M1 motorway just 6 miles away. The village has its own community transport organisation and there is a regular commercial bus from Ravenshead to both Mansfield and Nottingham. The nearest train station is in Mansfield with regular services to Worksop and Nottingham. A little further away, Nottingham train station has regular services to Sheffield, Birmingham, and London. Ravenshead has a good range of local amenities, including a local convenience store, a Sainsbury's local, a thriving farm shop and several pubs. One of the pubs, The Hutt, occupies a delightful 15th century building, erected on the site of a Royal Hutt, one of seven built to house the men patrolling Sherwood Forest to protect the King's deer. Ravenshead Leisure Centre is a short walk away, which has two sports halls, tennis courts, a ball court and football pitches. There is also a purpose built Village Hall, which hosts a wide range of activities from badminton and

ballroom dancing to yoga and zumba. Abbey Gates Primary School, rated "Outstanding" and Ravenshead Church of England Primary School, rated "Good" are both a short walk away, and Cherubs Longdale Nursery is just over a mile away.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

20'7" x 6'9" (6.27m x 2.06m)

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

DOWNSTAIRS WC

7'7" x 3'10" (2.31m x 1.17m)

Having a modern two piece white suite comprising a low flush WC. Large vanity unit and wash hand basin with mixer tap mounted on a wide work surface with storage cupboards beneath. Radiator, panelled and tiled walls and extractor fan.

LOUNGE

18'2" x 14'10" (5.54m x 4.52m)

A spacious reception room with partial vaulted ceiling to the front portion of the room with two roof windows. Two radiators, obscure double glazed window to the side elevation and double glazed window to the front elevation.

OPEN PLAN KITCHEN/DINER/BREAKFAST ROOM

30'3" x 9'6" (9.22m x 2.90m)

Having a range of modern high gloss cabinets comprising wall cupboards, base units and drawers with wood effect work surfaces. Inset 1 1/2 bowl stainless steel Franke sink with drainer and mixer tap. Integrated cooking appliances include two single ovens, a five ring gas hob and extractor hood above. Space for a fridge/freezer and space for a wine cooler. Integrated dishwasher. There is a peninsula breakfast island with ample work surfaces, two ceiling light points above and space for seating beneath. Two radiators and three double glazed windows to the rear elevation. Open plan to:

CONSERVATORY

11'6" x 11'2" (3.51m x 3.40m)

With two vertical radiators and French doors leading out onto the rear garden.

REAR LOBBY

8'0" x 2'11" (2.44m x 0.89m)

With composite side entrance door.

UTILITY

7'8" x 7'5" (2.34m x 2.26m)

Having base units, work surfaces and an inset stainless steel sink with drainer and mixer tap. Plumbing for a washing machine. Radiator and double glazed window to the side elevation.

OFFICE

8'0" x 6'2" (2.44m x 1.88m)

Housing the Worcester Bosch combi boiler. Radiator and double glazed window to the rear elevation.

FIRST FLOOR LANDING

With radiator, loft hatch and built-in linen cupboard.

BEDROOM 1

14'10" x 12'5" max (4.52m x 3.78m max)

Having a good sized walk-in wardrobe with hanging rails and shelving. Radiator and double glazed window to the front elevation.

EN SUITE

8'8" x 3'0" (2.64m x 0.91m)

Having a modern three piece white suite comprising a tiled shower cubicle with electric Mira shower. Vanity unit with inset wash hand basin with chrome mixer tap, tiled splashback and storage cupboard beneath. Low flush WC. Chrome heated towel rail, two ceiling spotlights and extractor fan.

BEDROOM 2

12'5" x 11'11" (3.78m x 3.63m)

A spacious double bedroom with recess open shelving storage. Radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 3

11'10" x 9'5" (3.61m x 2.87m)

A third double bedroom with radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 4

9'5" x 8'11" (2.87m x 2.72m)

With radiator, coving to ceiling and double glazed window to the rear elevation.

FAMILY BATHROOM

8'9" x 6'4" (2.67m x 1.93m)

Having a modern three piece white suite comprising a P-shaped panelled bath with mixer tap and shower over. Vanity unit and wash hand basin with mixer tap mounted on a work surface with storage cupboard beneath. Low flush WC. Part tiled walls, fitted wall unit, chrome heated towel rail and obscure double glazed window to the rear elevation.

DOUBLE GARAGE

16'0" x 15'10" (4.88m x 4.83m)

Equipped with power and light. Water tap. Twin remote controlled electric roller doors and side entrance door.

SUMMERHOUSE

14'10" x 10'6" (4.52m x 3.20m)

A fantastic outdoor living space with external, modern composite cladding beneath a pitched roof, fully insulated and with its own electrical supply and internet connection. There are four ceiling spotlights plus a central LED fluorescent light, double glazed windows to the front and rear elevations and French opening doors.

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.

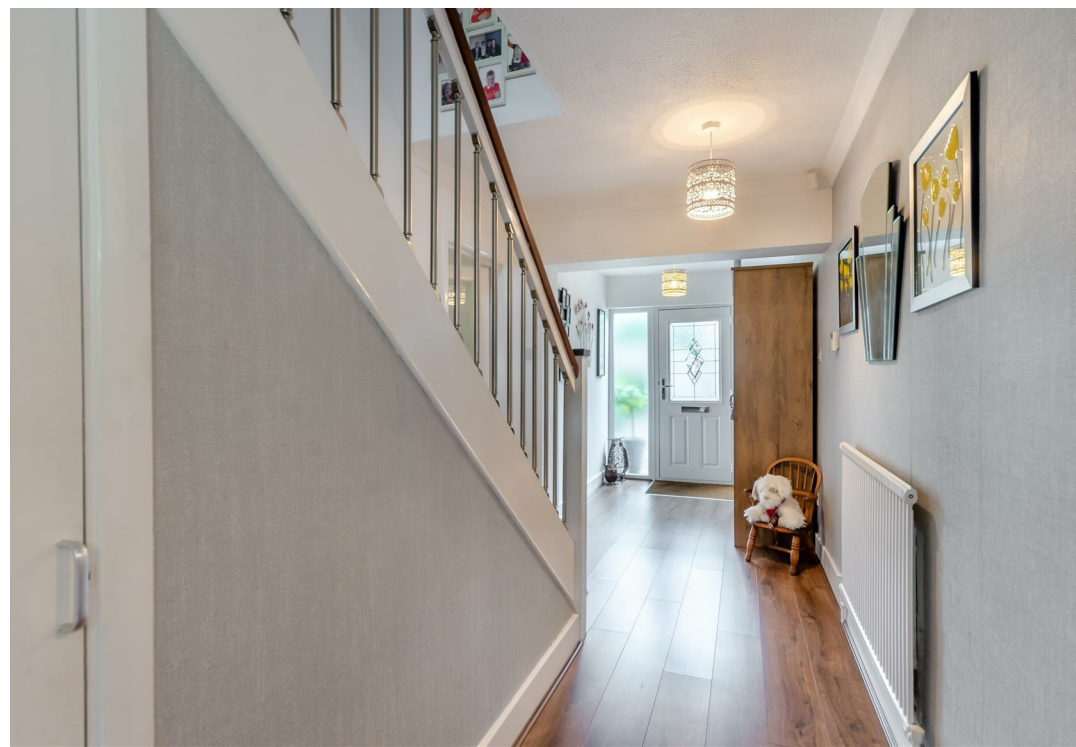
MORTGAGE ADVICE

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.







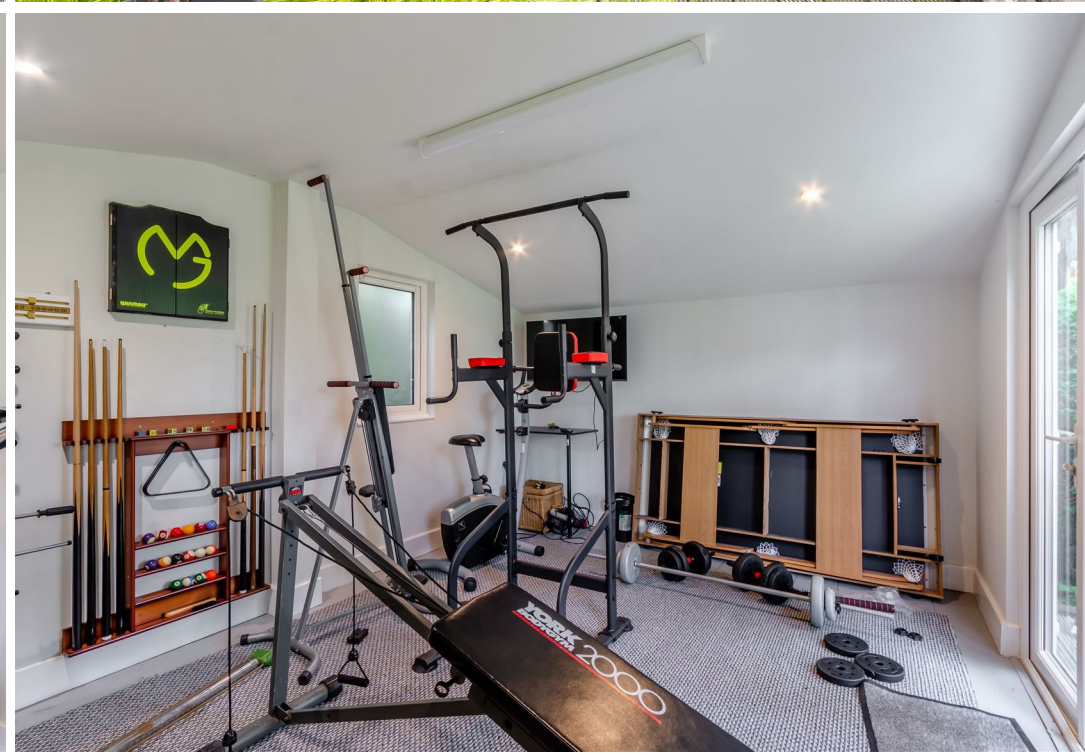
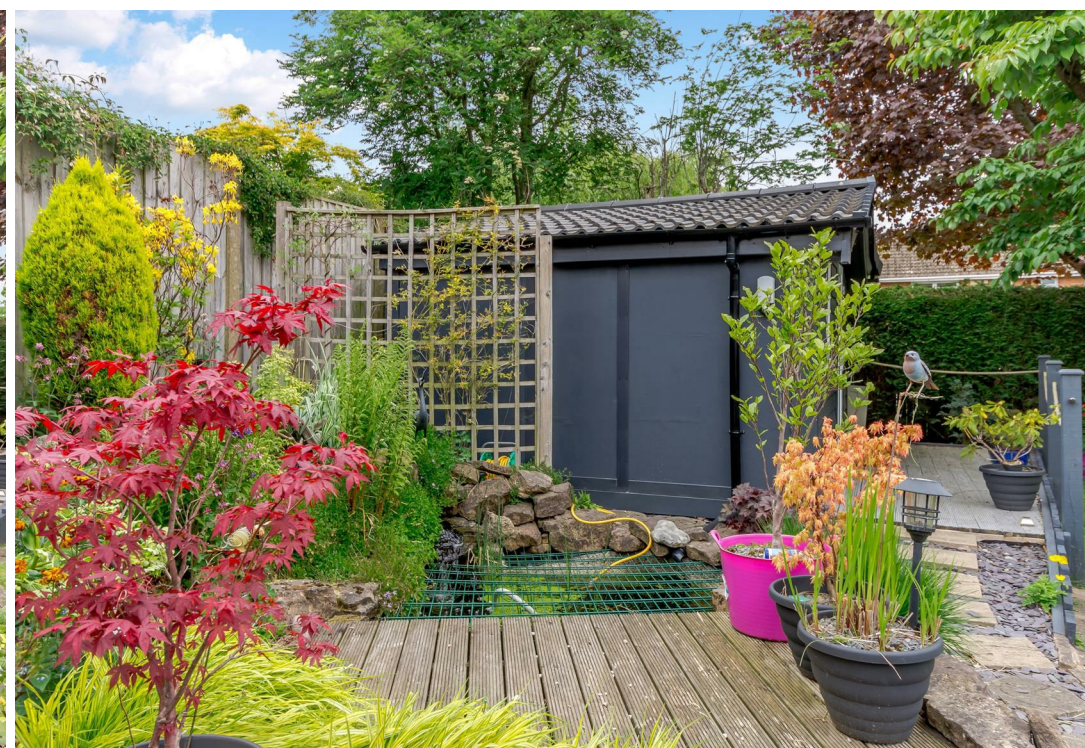








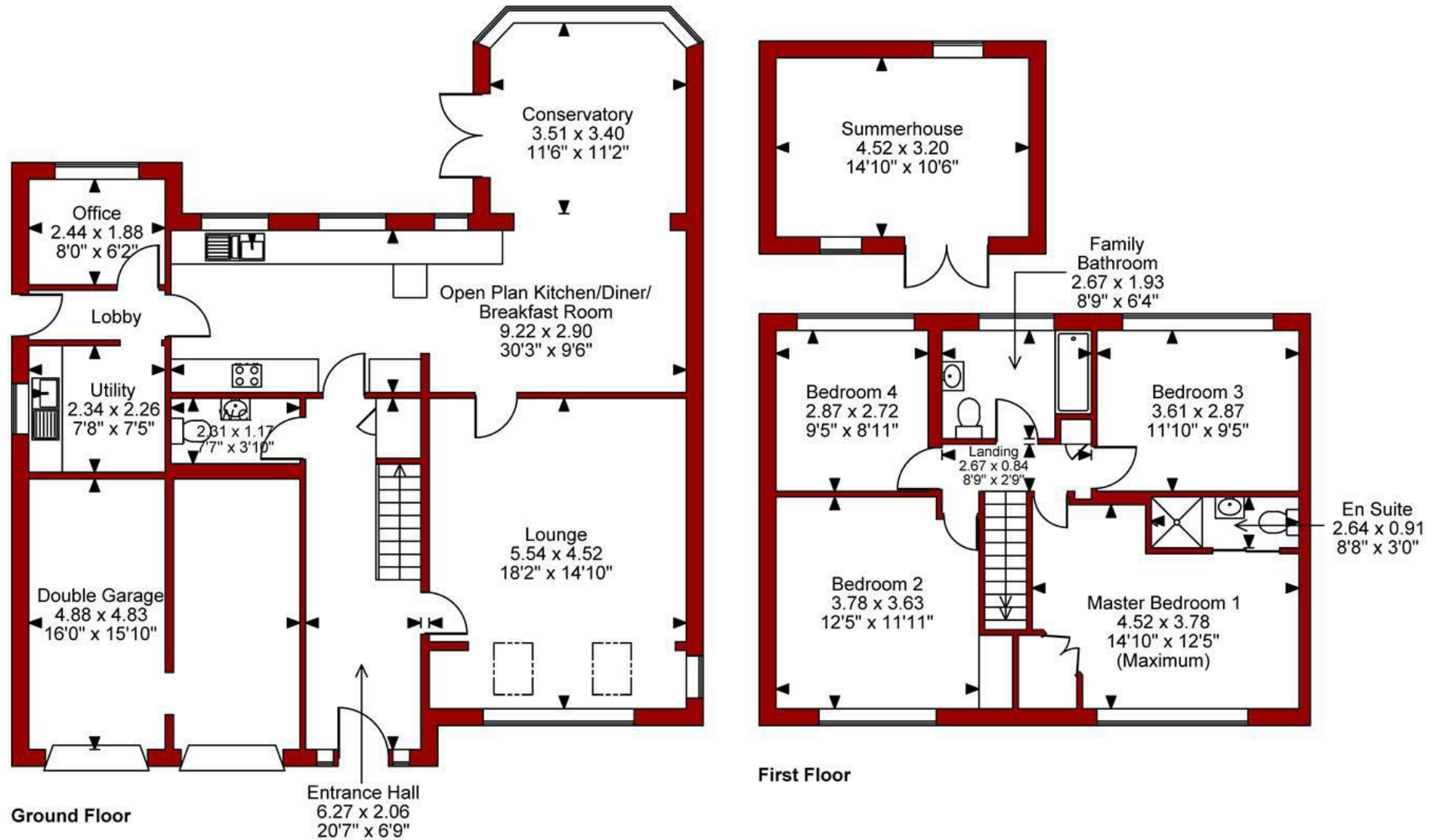








Cheriton Drive, Ravenshead
Approximate Gross Internal Area
Main House = 153 SQ M/1650 SQ FT
Double Garage = 23 SQ M/256 SQ FT
Summerhouse = 14 SQ M/159 SQ FT
Total = 190 SQ M/2065 SQ FT



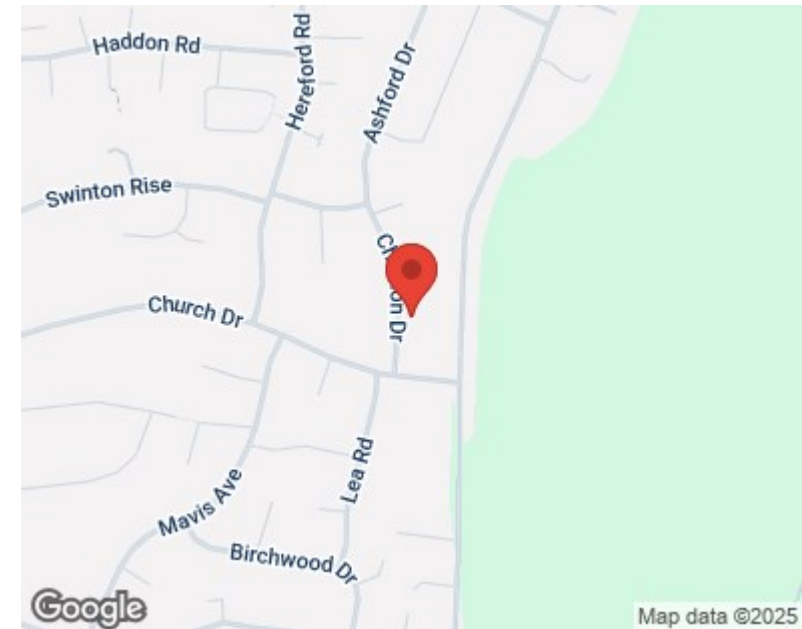
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
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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Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers