



**13 Denbury Road, Ravenshead, Nottingham,  
Nottinghamshire, NG15 9FQ**

**No Chain £450,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached House
- Refurbishment Required Throughout
- Two Reception Rooms
- Kitchen with Pantry
- Driveway & Double Garage
- Considerable Potential
- Four Bedrooms & Bathroom
- Ground Floor Wet Room
- Large Enclosed Plot (0.20 Acres)
- Desirable Village Location

A four bedroom detached house occupying a large plot extending to circa 0.20 of an acre in a desirable village location off Church Drive.

The property was built in 1968 and has never before been on the open market having been owned by the existing family since new. The property requires refurbishment and modernisation throughout and offers prospective purchasers the opportunity to put their own mark on the property, including potential for extension subject to obtaining necessary planning permission.

The layout of living accommodation comprises an entrance hall with cloakroom/storage, ground floor wet room, lounge, dining room and kitchen with pantry. The first floor landing leads to four bedrooms, a bathroom and a separate WC.

## OUTSIDE

The property occupies a large, mature and enclosed plot with a driveway approach leading to an attached double garage. The front garden is enclosed and laid to grass with ample mature shrubs and trees. To the rear of the property, there is a large enclosed garden with ample lawn, a patio behind the garage, paths and further mature plants, shrubs and trees, including laurel bushes, rhododendrons, mulberry and apple trees. There is a small brick built shed and gated access to the side leading round to the front.

AN OPEN FRONTED STORM PORCH WITH PITCHED ROOF LEADS TO THE MAIN ENTRANCE DOOR WITH ACCESS THROUGH TO THE:

## ENTRANCE HALL

13'10" x 6'8" (4.22m x 2.03m)

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

## CLOAKROOM/STORAGE

4'2" x 2'9" (1.27m x 0.84m)

With electric storage heater.

## WET ROOM

7'4" x 4'5" (2.24m x 1.35m)

Having a shower area with electric shower. Vanity unit with inset wash hand basin with chrome mixer tap. Low flush WC. Two ceiling spotlights, part tiled walls, chrome heated towel rail, and obscure double glazed window to the front elevation.

## LOUNGE

14'10" x 12'4" (4.52m x 3.76m)

Having a marble fireplace with inset open fire. Radiator, electric storage heater and window to the front elevation.

## DINING ROOM

14'9" x 9'4" max (4.50m x 2.84m max)

With radiator, fitted book shelves, and patio door leading out onto the rear garden.

## KITCHEN

15'2" x 7'11" (4.62m x 2.41m)

Having base units, stainless steel sink with drainer and mixer tap. Plumbing for a washing machine. Wall mounted Vaillant central heating boiler. Integrated electric hob. Space for a fridge/freezer. Built-in pantry (4'2" x 2'11") with shelving and window to the side elevation. Radiator and two windows to the rear elevation.

## FIRST FLOOR LANDING

With radiator and loft hatch.

## BEDROOM 1

15'0" x 12'5" (4.57m x 3.78m)

A spacious double bedroom, with radiator, fitted wardrobe and window to the front elevation.

## BEDROOM 2

12'7" x 11'11" (3.84m x 3.63m)

Having a fitted wardrobe with hanging rail plus additional overhead storage cupboards. Radiator and window to the front elevation.

## BEDROOM 3

11'11" x 9'6" (3.63m x 2.90m)

With radiator and window to the rear elevation.

## BEDROOM 4

9'6" x 6'6" min (2.90m x 1.98m min)

With radiator and window to the rear elevation.

## BATHROOM

6'6" x 5'10" (1.98m x 1.78m)

Having a bath and pedestal wash hand basin. Radiator, obscure glazed window to the rear elevation and airing cupboard housing the hot water cylinder.

## SEPARATE WC

6'7" x 2'8" (2.01m x 0.81m)

With WC and obscure glazed window to the rear elevation.

**DOUBLE GARAGE**

17'3" x 16'0" (5.26m x 4.88m)

With power and light points. Window to the side elevation and door leading out to the rear garden. Consumer unit, gas meter and electricity meter. Up and over garage door.

**ADJOINING OUTHOUSE/STORE**

7'5" x 3'0" (2.26m x 0.91m)

With double power point.

**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**

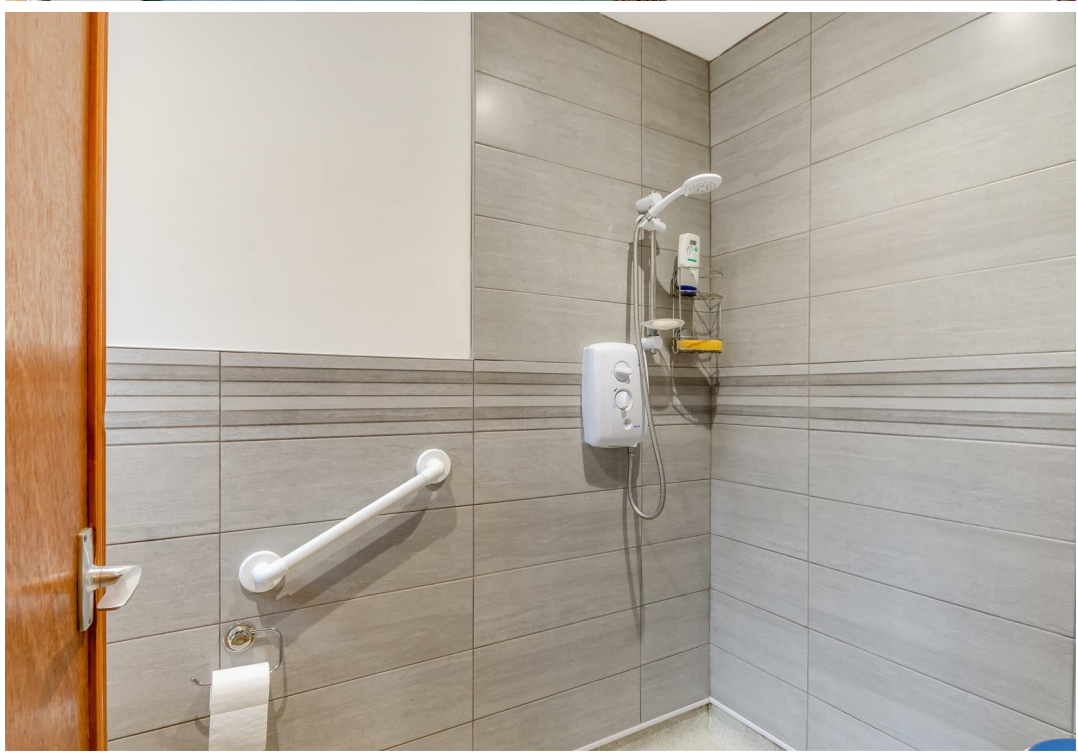
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

**FIXTURES & FITTINGS**

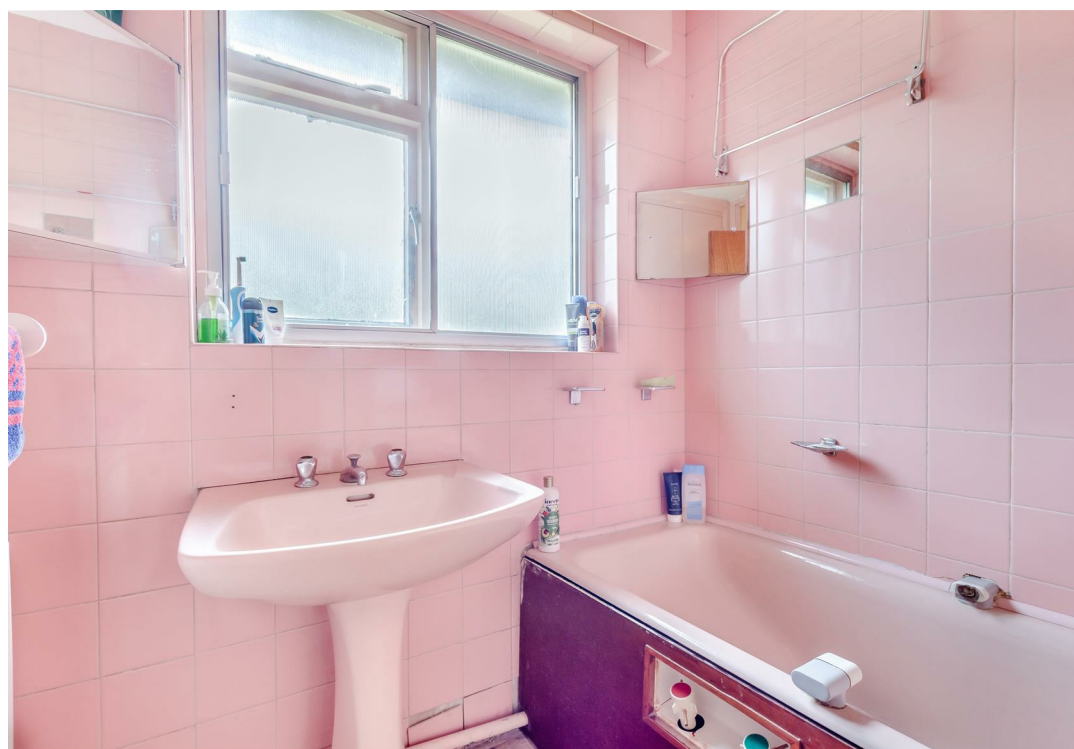
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









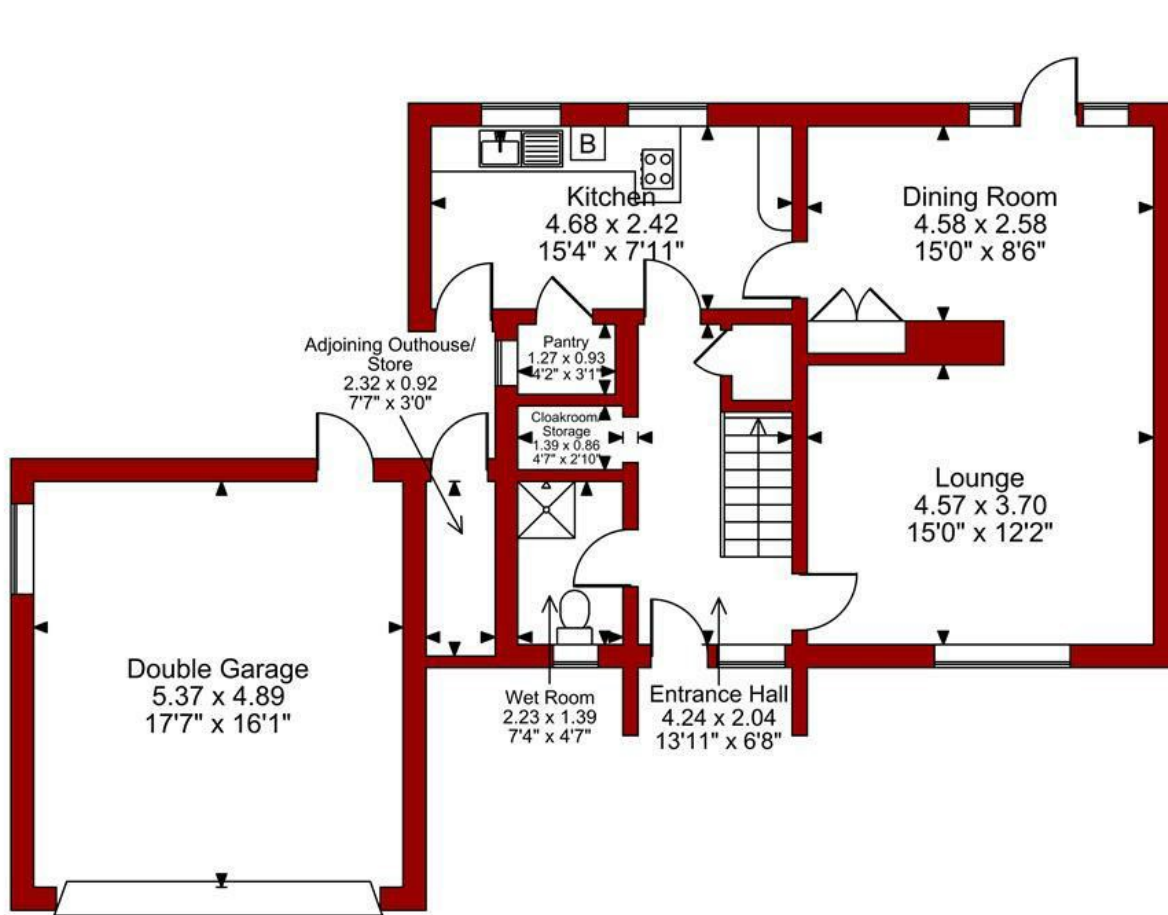




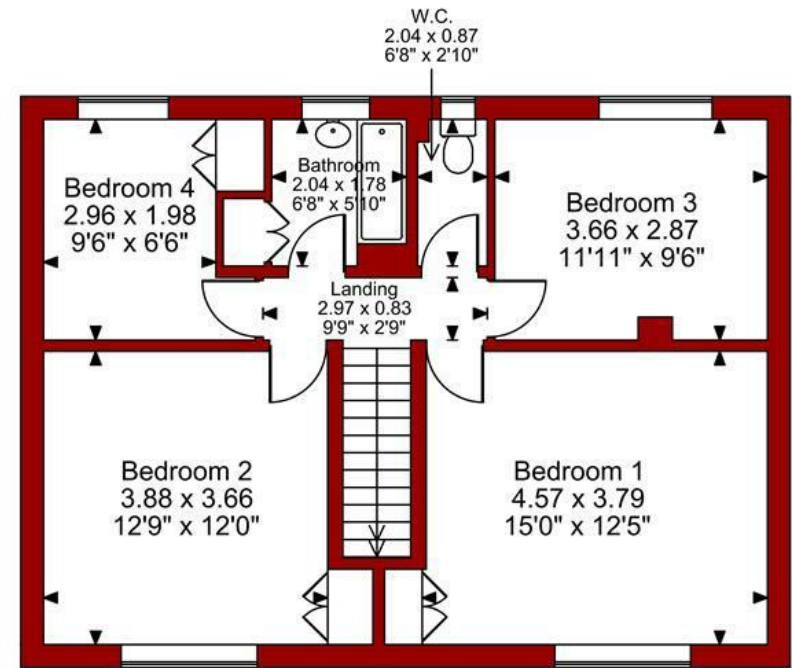




Denbury Road, Ravenshead  
 Approximate Gross Internal Area  
 Main House = 125 SQ M /1349 SQ FT  
 Double Garage = 26 SQ M /283 SQ FT  
 Adjoining Outhouse/Store = 2 SQ M /23 SQ FT  
 Total = 153 SQ M /1655 SQ FT



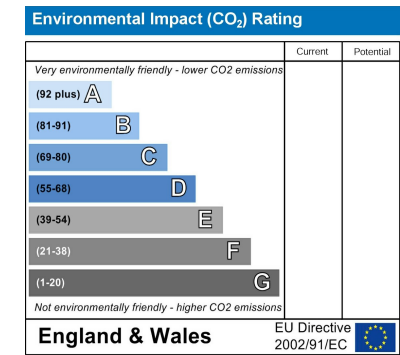
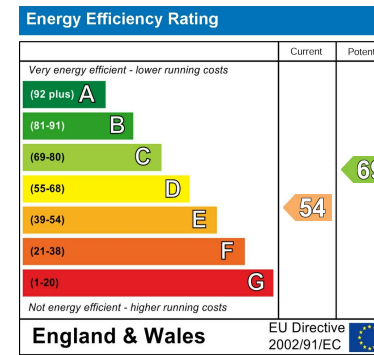
Ground Floor



First Floor

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

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



*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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