



**154 Ramsey Drive, Off Mapperley Plains,  
Arnold, Nottingham, NG5 6SD**

**Offers Over £850,000**

**Tel: 01636 816200**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Executive Detached Home
- Fantastic Living Kitchen
- Large Conservatory
- Office/ GF Bed 6
- 4 Bath/Shower Rooms
- Superbly Appointed
- Dining Room, Large Lounge
- Useful Utility And Gf W/C
- 5 Double Bedrooms
- Electric Gates, Double Garage

Constructed to an exceptionally high standard, this superb family sized property offers impeccably appointed and well planned accommodation which will no doubt be of huge appeal to families requiring spacious and versatile living accommodation.

The accommodation in brief comprises a grand reception hall with central staircase, a fantastic open plan living style kitchen with granite worktops and a range of appliances including a Rangemaster range style cooker and a large American style fridge. There is a generous UPVC double glazed conservatory plus a large lounge with feature fireplace, a dining room and good sized home office which would also work well as a ground floor bedroom 6.

Arranged off a superb galleried landing are five double bedrooms and the main family bathroom with bath and separate shower cubicle. 4 of the 5 bedrooms have fitted wardrobes and 3 have en-suites.

To the front an electric gate leads to extensive block paved driveway and car turning area and in turn the double attached garage with remote door. Gated access to the side leads to a good sized rear garden and viewing is highly recommended to fully appreciate the internal specification.

### ACCOMMODATION

A solid panelled entrance door with decorative leaded view pane and double glazed side panels gives access to the reception hall.

### RECEPTION HALL

Having a feature centrally located open plan staircase leading to a half landing with left and right access to the first floor. There is plaster coving to the ceiling and ceramic tiles to the floor with underfloor heating.

### LOUNGE

21'9" x 14'0" (6.63 x 4.27)

Double wood veneer doors with chrome furniture give access from the reception hall into the lounge which has a UPVC double glazed window to the rear elevation, a television aerial point, telephone point, two lighting pendants, underfloor heating, two wall lights and a feature fireplace with gas fire.

### DINING ROOM

17'9" into dr recess x 12'0" (5.41 into dr recess x 3.66)

Accessed from the reception hall and having underfloor heating, glazed double doors into the Living Kitchen and UPVC double glazed French doors leading out onto the rear garden.

### LIVING STYLE KITCHEN

35'5" x 14'0" max (10.80 x 4.27 max)

A superb family sized room with quality kitchen at one end and living space to the other providing superb family orientated accommodation.

The kitchen is fully fitted with a range of quality units and appliances including a Rangemaster range style oven with extractor hood over, integrated dishwasher and microwave plus a freestanding American style fridge/freezer. There are polished granite worktops and upstands plus ceramic tiled flooring throughout with underfloor heating.

### CONSERVATORY

A large conservatory of Georgian design with brick and UPVC elevations, a pitched roof and double glazed French doors leading to the rear patio. There is also a ceramic tiled floor with underfloor heating.

### UTILITY

7'3" x 7'5" (2.21 x 2.26)

Fully fitted with a range of base and wall units with polished black granite worktops and stainless steel sink, ceramic tiled floor with underfloor heating, space and plumbing for a washing machine and dryer plus door to covered lobby which leads to the garage.

### OFFICE/ BEDROOM 6

14'0" x 13'1" into bay (4.27 x 3.99 into bay)

Having a UPVC double glazed window to the front elevation, underfloor heating and a television aerial point and telephone point.

### CLOAKROOM - W/C

Fitted with toilet and wash basin plus having underfloor heating.

### GALLERIED LANDING

A large feature galleried landing with two light tubes reflecting natural light from lenses in the roof. There is a built-in cylinder cupboard with separate linen storage to the side plus doors to bedrooms.

### BEDROOM ONE

15'2" x 14'0" (4.62 x 4.27)

Having a UPVC double glazed window to the rear elevation plus a full run of fitted wardrobes. Television and telephone points.

### EN SUITE BATHROOM

Fitted with a four piece suite comprising bath with separate shower cubicle and power

shower. There is also a toilet and a wash basin plus chrome heated towel rails and fully tiled walls.

### **BEDROOM TWO**

16'9" max x 13'11" (5.11 max x 4.24)

Having a range of fitted wardrobes, a UPVC double glazed window to the rear elevation and television aerial point.

### **BEDROOM THREE**

13'5" x 12'2" to frnt w/robes (4.09 x 3.71 to frnt w/robes)

Having a range of fitted wardrobes, a UPVC double glazed window to the front elevation, television aerial point and a door into the en suite shower room.

### **EN SUITE SHOWER ROOM**

Fitted with a power shower, toilet, wash basin and fully tiled walls. There is also a UPVC double glazed window to the front elevation.

### **BEDROOM FOUR**

12'2" to frnt w/robes x 11'7" (3.71 to frnt w/robes x 3.53)

Having a range of fitted wardrobes, a UPVC double glazed window to the front elevation, television aerial point and door to the en-suite shower room.

### **EN SUITE SHOWER ROOM**

Fitted with a power shower, toilet, wash basin and fully tiled walls. There is also a UPVC double glazed window to the front elevation.

### **BEDROOM FIVE**

14'4" into dr recess x 12'0" (4.37 into dr recess x 3.66)

Having a UPVC double glazed window to the rear elevation.

### **FAMILY BATHROOM**

Fitted with a quality white suite comprising bath, toilet, separate shower cubicle with power shower, plus wash hand basin on a vanity stand, chrome fittings and a chrome heated towel rail.

### **DRIVEWAY AND DOUBLE GARAGE**

A pillared entrance with electric sliding gate gives access to a block paved driveway and turning area which in turn leads to the double garage. The garage has a remote control door plus side door leading to the main house from the covered lobby. The garage is fitted with numerous plug sockets, has fluorescent lighting and also houses the main fuse board, water meter and central heating boiler.

### **GARDENS**

There is security lighting to the front of the garage, plus ornamental lamps at the front of the property and outside water point. The front is abounded by a brick wall with piers and wrought iron panels. There is gated access to the rear garden with presscrete style footpath

leading to a large presscrete style patio. The rear garden is enclosed with timber panelled fencing, there is an additional water point at the rear, plus outside sockets, wall mounted coach lamps and a shaped lawn.

### **COUNCIL TAX BAND**

The property is currently registered as council tax band G









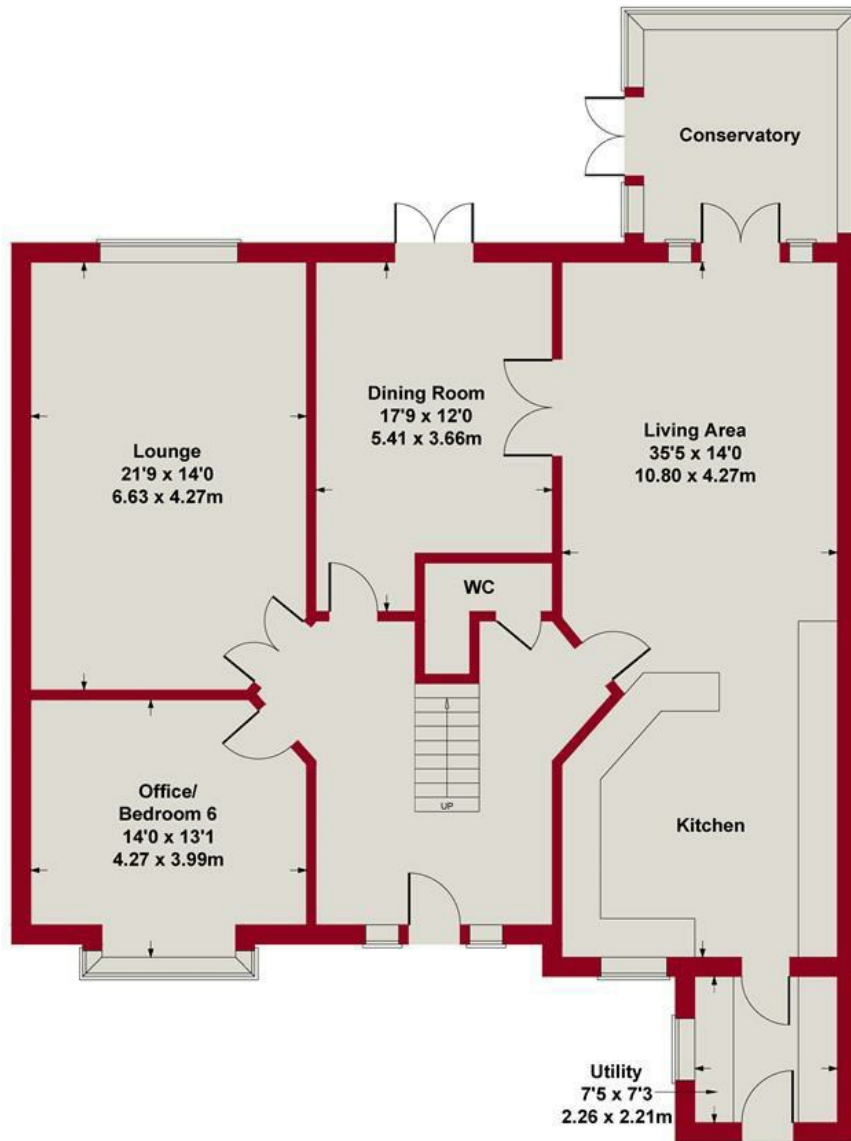




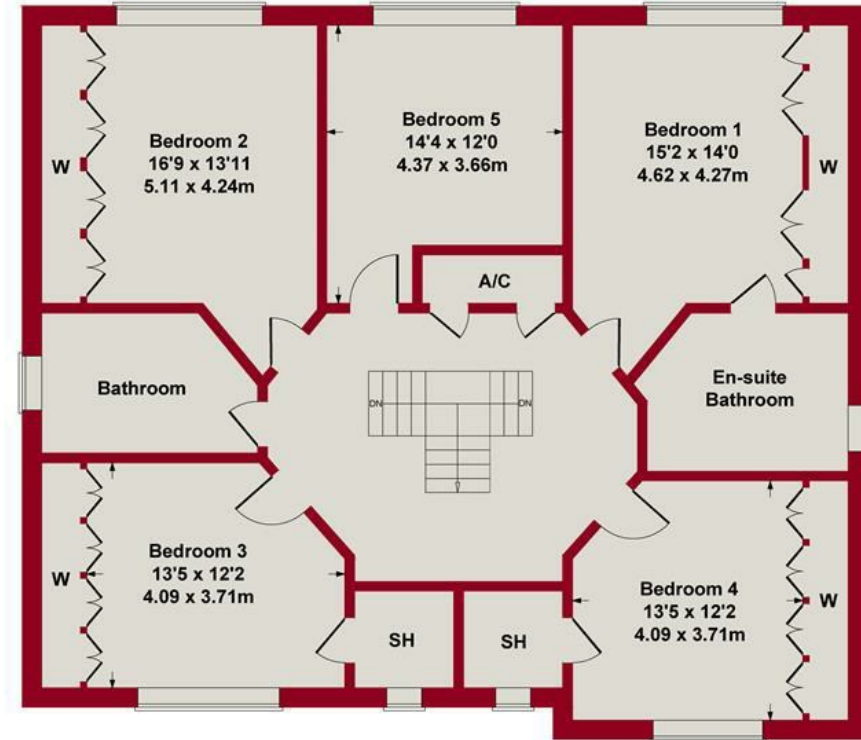




**Approximate Gross Internal Area  
3003 sq ft - 279 sq m**



**GROUND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
	80	85
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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