



101 Vernon Crescent, Ravenshead,
Nottingham, Nottinghamshire, NG15 9BP

£375,000
Tel: 01623 626990

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

- Detached Family House
- Four Bedrooms
- Modern Kitchen/Diner & Utility
- Block Paved Driveway
- Private South Facing Side Garden
- Extended to Side & Rear
- Two Reception Rooms
- Gas Central Heating (New Boiler 2022)
- Carport & Garage Store
- Highly Regarded Village Location

An extended four bedroom detached house offering spacious family living accommodation with four bedrooms and two reception rooms.

The property was extended in the 1970s on the ground floor to the rear and at first floor level to the side. The ground floor layout of accommodation comprises an entrance hall, downstairs WC, modern kitchen/diner with integrated appliances, utility, dining room with French doors leading out onto the rear garden and a lounge with French doors leading out onto a south facing private side garden area. The first floor landing leads to four bedrooms, an en suite and a family bathroom. The property has gas central heating (new boiler January 2022) and UPVC double glazing.

OUTSIDE

The property is set back behind a picket fence boundary frontage with a pedestrian gated entrance to one side and double gated entrance to the other which leads onto a block paved driveway. Beyond here, there is a carport (21'0" x 7'8") which leads to a garage store. The front garden has well stocked mature plants and shrubs and stone wall rockery features. A side gate and walled boundary leads to an enclosed, south facing, private garden area with an extensive stone paved patio and camellia tree. A picket fence and gate leads to the rear of the property where there is a lovely enclosed garden with a central lawn, paths on two sides and mature shrubs including a magnolia tree.

AN OBSCURE UPVC DOUBLE GLAZED ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

10'3" x 9'8" max (3.12m x 2.95m max)
(Narrows to 6'5"). With radiator, coving to ceiling and stairs to the first floor landing.

DOWNSTAIRS WC

6'11" x 2'11" (2.11m x 0.89m)
Having a low flush WC. Pedestal wash hand basin. Half panelled walls, coving to ceiling and obscure double glazed window to the side elevation.

LOUNGE

20'1" x 10'7" (6.12m x 3.23m)
A spacious front facing reception room, with radiator, laminate floor, coving to ceiling, large double glazed window to the front elevation and French doors leading out onto the enclosed private side garden patio area.

DINING ROOM

16'5" x 10'3" (5.00m x 3.12m)
With radiator, laminate floor, coving to ceiling, floor-to-ceiling double glazed window to the side elevation and French doors leading out onto the rear garden.

UTILITY

7'6" x 5'9" (2.29m x 1.75m)
Having a Belfast sink with mixer tap and storage cupboard beneath. Plumbing for a washing machine and space for a tumble dryer. Work surfaces, fitted shelving, tiled floor, double glazed window and door to the rear elevation leading out to the garden.

KITCHEN/DINER

19'6" x 9'4" (5.94m x 2.84m)
A modern fitted kitchen installed by Magnet, having a range of wall cupboards, base units and drawers with brushed chrome handles and black granite effect work surfaces over. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated stainless steel Neff cooking appliances include a single oven and separate grill oven above, four ring gas hob with stainless steel splashback and extractor hood above. Integrated Bosch dishwasher. Cupboard housing the Vaillant gas central heating boiler installed in January 2022. Space for a fridge/freezer, tiled effect floor, coving to ceiling, six ceiling spotlights, Karndean floor, double doors through to the lounge, double glazed window to the rear and side elevations and obscure glazed side entrance door.

FIRST FLOOR GALLERIED LANDING

13'2" x 6'4" (4.01m x 1.93m)
With coving to ceiling and large built-in storage cupboard with shelving and a light point.

MASTER BEDROOM 1

12'10" x 12'6" (3.91m x 3.81m)
A spacious double bedroom, with radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 2

12'10" x 11'7" max (3.91m x 3.53m max)
A second double bedroom, with airing cupboard housing the hot water cylinder with shelving above. Radiator, coving to ceiling, access to eaves storage and double glazed window to the rear elevation.

EN SUITE SHOWER ROOM

6'8" x 2'5" (2.03m x 0.74m)
Having a tiled shower enclosure with electric Mira shower. Wall hung wash hand basin. Half panelled walls, tiled effect floor and extractor fan.

BEDROOM 3

11'8" x 10'6" (3.56m x 3.20m)
A third double bedroom, having boarded eaves storage to both sides of the room, radiator,

coving to ceiling, loft hatch, further boarded storage to the other side of the room and double glazed window to the front elevation.

BEDROOM 4

9'4" x 6'4" (2.84m x 1.93m)
Currently utilised as a study, with radiator, coving to ceiling and double glazed window to the front elevation.

FAMILY BATHROOM

7'0" x 5'4" (2.13m x 1.63m)
Having a panelled bath with mixer tap, shower attachment plus electric Mira shower. Pedestal wash hand basin. Low flush WC. Heated towel rail, coving to ceiling and obscure double glazed window to the side elevation.

GARAGE STORE

10'3" x 8'2" (3.12m x 2.49m)
Equipped with power and light. Up and over door.

COUNCIL TAX

Gedling Borough Council - Band D

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.









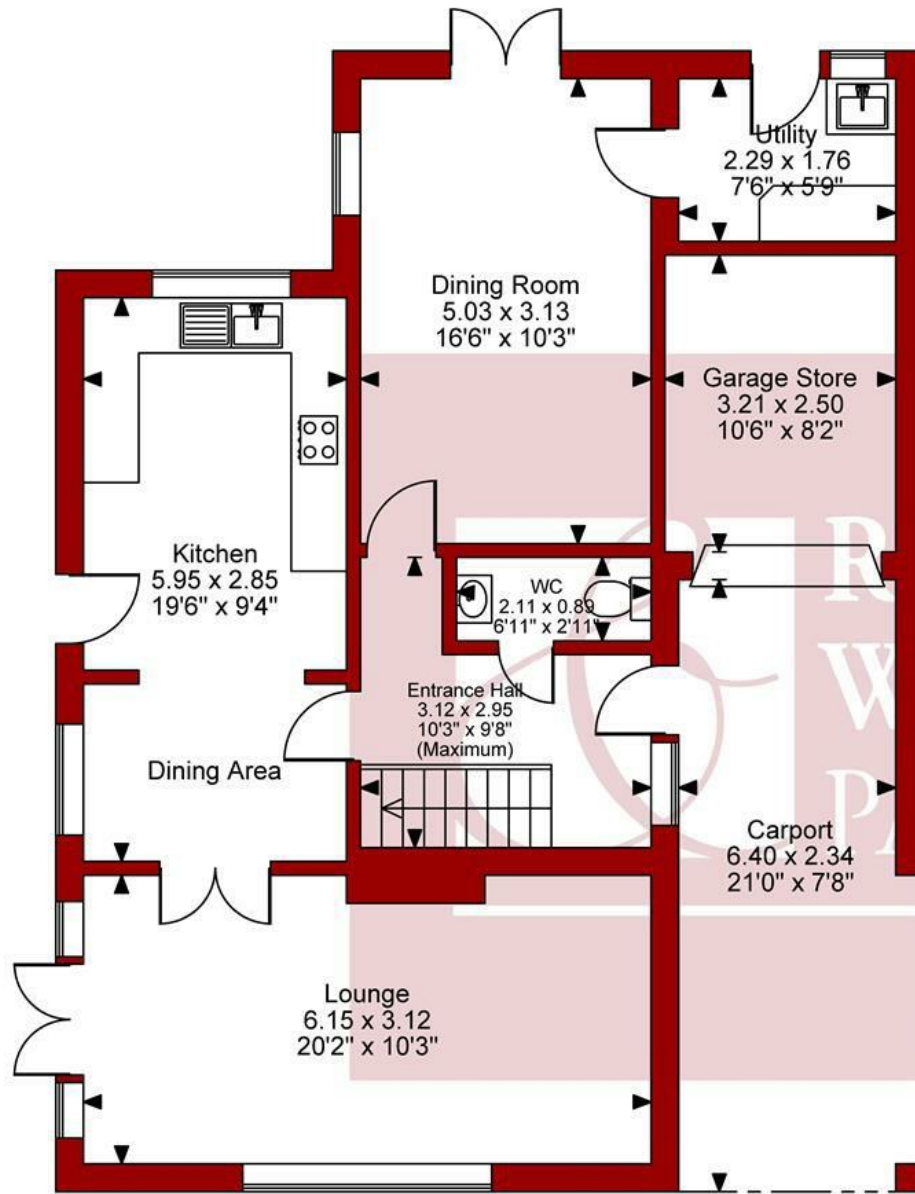




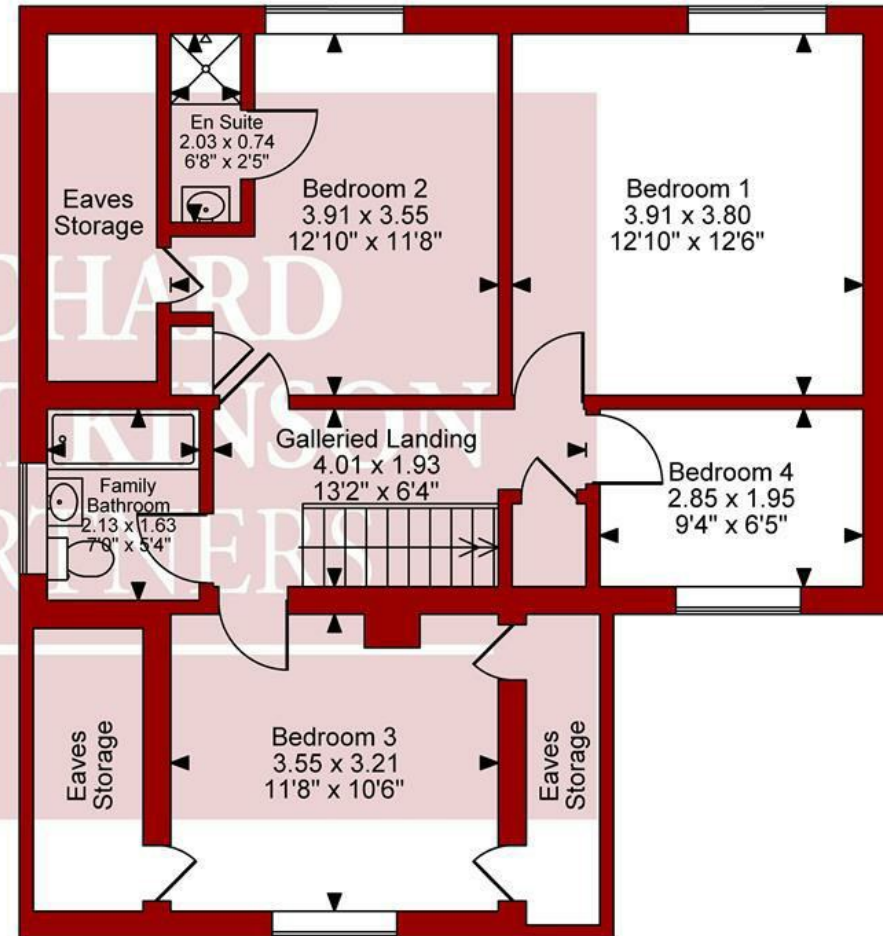




Vernon Crescent, Ravenshead
Approximate Gross Internal Area
Main House = 128 SQ M/1380 SQ FT
Garage Store = 8 SQ M/86 SQ FT
Total = 136 SQ M/1466 SQ FT



Ground Floor



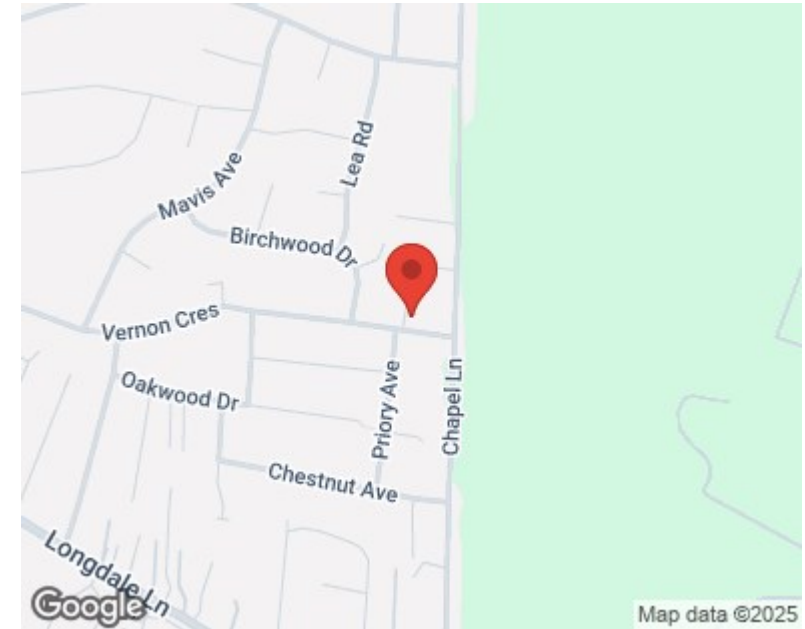
First Floor

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		81
(81-91) B		
(69-80) C		61
(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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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

