4 Lea Close, Ravenshead, NG15 9EH

Price Guide £525,000

4 3 3 C

Marriotts

4 Lea Close
Ravenshead, NG15 9EH

- Four bedrooms
- Three bathrooms
- Large corner plot
- Three reception rooms
- Large breakfast kitchen + conservatory
- Cul-de-sac location

GUIDE PRICE £525,000 - £550,000. Four bedroom detached family home at the head of a cul-de-sac, with three bathrooms, three reception rooms including a study, large breakfast kitchen, conservatory and a great sized plot with large Indian sandstone patio!

Price Guide £525,000

Overview

Nestled at the head of a charming leafy cul-de-sac in the desirable village of Ravenshead, this delightful detached house has undergone extensive modernisation in recent years, offering a perfect blend of comfort and convenience. At just under 2000 ft2, and with four generously sized bedrooms and three well-appointed modern bathrooms, this property is ideal for families seeking space and flexibility.

Situated just a few minutes' walk from the village precinct, residents will appreciate the proximity to local amenities, including a Nisa mini-market, butchers, greengrocers, Post Office and highly regarded primary schools. And the village hall regularly hosts a variety of activities and concerts. This location combines the tranquility of village living with easy access to essential services, making it an ideal choice for those seeking a balanced lifestyle.

Upon entering, you are greeted by a spacious entrance hall that leads to a separate inner hallway, enhancing the flow of the home. The property boasts three reception rooms, including a study and separate TV/playroom with double doors leading out to the large Indian sandstone patio. Refurbished in 2021, the great-sized breakfast kitchen is a highlight, with integrated fridge freezer, dishwasher and a useful utility cupboard, and direct access to a rear UPVC double glazed conservatory, perfect for enjoying the garden views. Also downstairs is the fourth double bedroom and modern shower room with large walk-in shower. Upstairs is a large landing, three bedrooms and family bathroom. The master bedroom is a great size with an en-suite shower room.

The versatile layout of this home allows for various living arrangements, catering to the needs of modern family life. Outside, the property benefits from parking for up to five vehicles, ensuring convenience for residents and guests alike. The large rear patio and lawned garden are great for families and entertaining.

In summary, this impressive detached house in Ravenshead presents an excellent opportunity for those looking for a spacious family home in a peaceful yet accessible setting. Don't miss the chance to make this wonderful property your own.

Entrance Hall

With a composite front entrance door. built-in cloak cupboards with sliding doors, radiator and grey wood laminate flooring continuing through to the inner hallway.

Inner Hallway

Recess with downlight, large opening through to the breakfast kitchen, grey wood laminate flooring continues along the inner corridor with doors leading to the downstairs bedroom, playroom, shower room and living room.

Living Room

With a large UPVC double-glazed front window, radiator, recess with downlight. TV aerial point with three double sockets and door to the study.

Study

Also with grey wood laminate flooring, radiator, UPVC double-glazed side window and door through to the playroom.

Play Room

With radiator and UPVC double-glazed double doors leading out to the patio.

Shower Room

A recently refurbished suite with patterned tiled floor and tiled skirtings. Large walk-in shower with glass partition, fixed head rain shower and second mixer. Floating wash basin with vanity drawer, dual flush toilet, large chrome ladder towel rail, extractor fan, LED downlights and a UPVC double-glazed rear window.

Downstairs Bedroom 4

With radiator and UPVC double-glazed rear window.

Breakfast Kitchen

Recently refurbished with a range of wall and base units, white quartz effect worktops and upstands with inset contrasting composite sink unit and drainer and concealed worksurface LED strip lighting. Space for a range cooker with a black extractor and coloured glass splashback, integrated Bosch dishwasher, multiple LED downlights, radiator, gray wood laminate flooring, UPVC double-glazed front window and UPVC double-glazed window and door leading through to conservatory. There is also a utility cupboard with plumbing for a washing machine, worktop, light and power.

Conservatory

UPVC double-glazed with light, power, cold water tap and polycarbonate roof, with a door leading out to the patio.

First Floor Landing

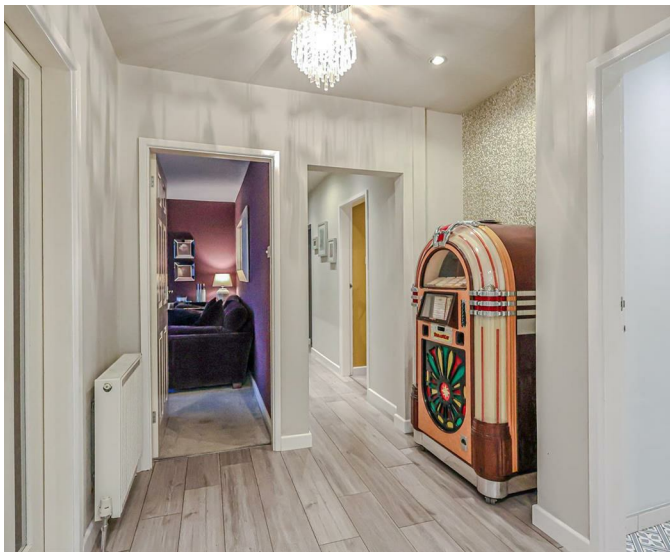
With double glazed skylight window, radiator and boarded eaves access.

Bedroom 1

Radiator, UPVC double-glazed front window, rear Velux window with fitted blackout blind, built-in mirrored sliding door wardrobes with double rails and front and rear boarded eaves access.

En-suite

Consisting of a fully tiled corner cubicle with rain shower and a second mixer, dual flush toilet and semi-pedestal wash basin. Chrome ladder towel rail, extractor fan, LED downlights and mosaic tile effect floor covering.



Bedroom 2

UPVC double glazed front window, rear Velux with fitted blackout blind and radiator.

Bedroom 3

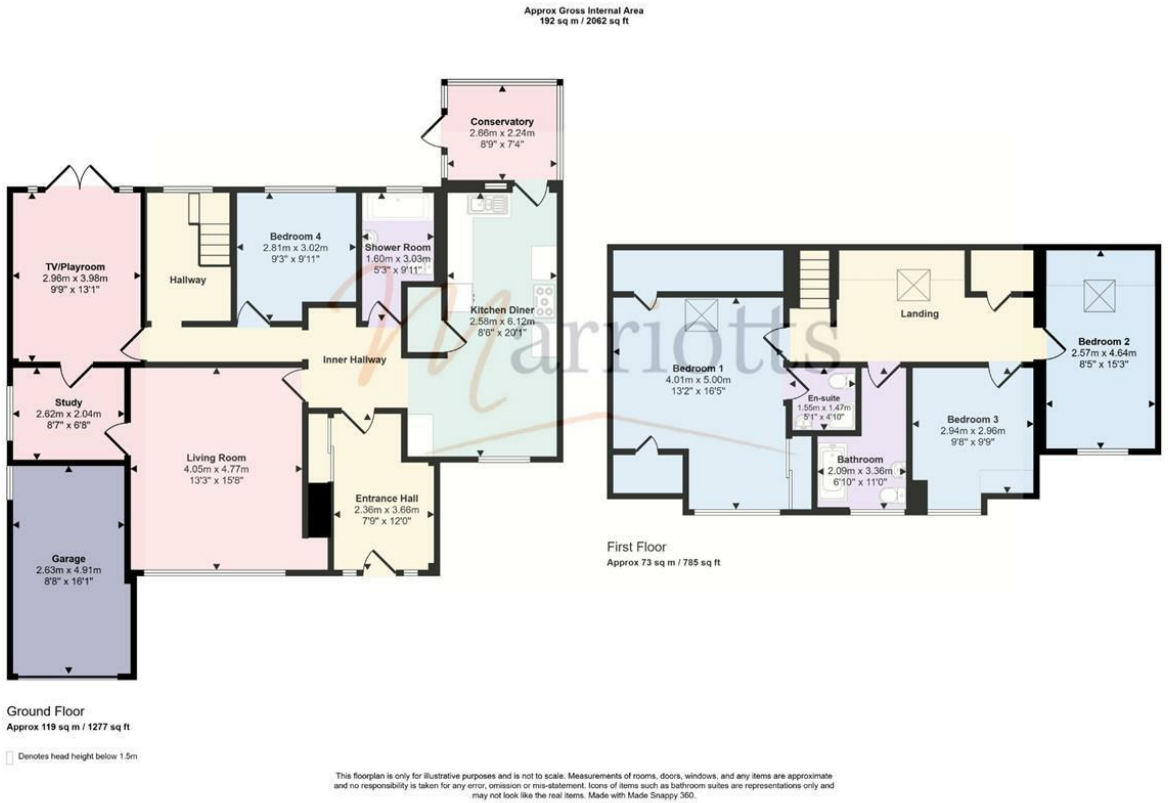
UPVC double glazed front window and radiator.

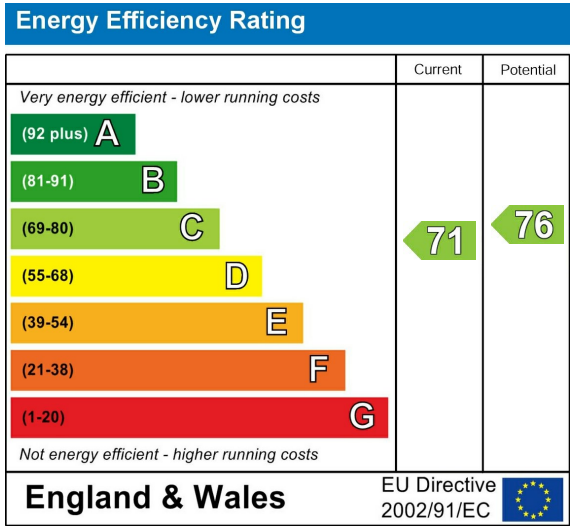
Bathroom

Consisting of a shaped bath and screen with full-height tiled surround and mains shower with external pre-heat control, wash basin and concealed cistern toilet set into a vanity surround with drawers. LED downlights, mosaic tile effect floor covering, chrome ladder towel rail and UPVC double-glazed front window.

Outside

To the front, there is an ample tarmac driveway, brushed steel PIR wall lighting and gated access on either side of the property. Up and over door leads into the garage, which has light, power, gas and electric smart meters and modern RCD board. To the rear is a large, shaped Indian sandstone patio with timber-edged raised border containing a wide variety of plants and shrubs. Brushes steel wall lighting, external power points and a lawned garden with a mature Oak tree, enclosed with a fenced perimeter. To one side of the property is a bin store area.





Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

naea | propertymark PROTECTED
The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK