

HoldenCopley

PREPARE TO BE MOVED

Ramsdale Avenue, Nottingham, NG14 6NH

£300,000

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SPACIOUS VERSATILE LIVE...

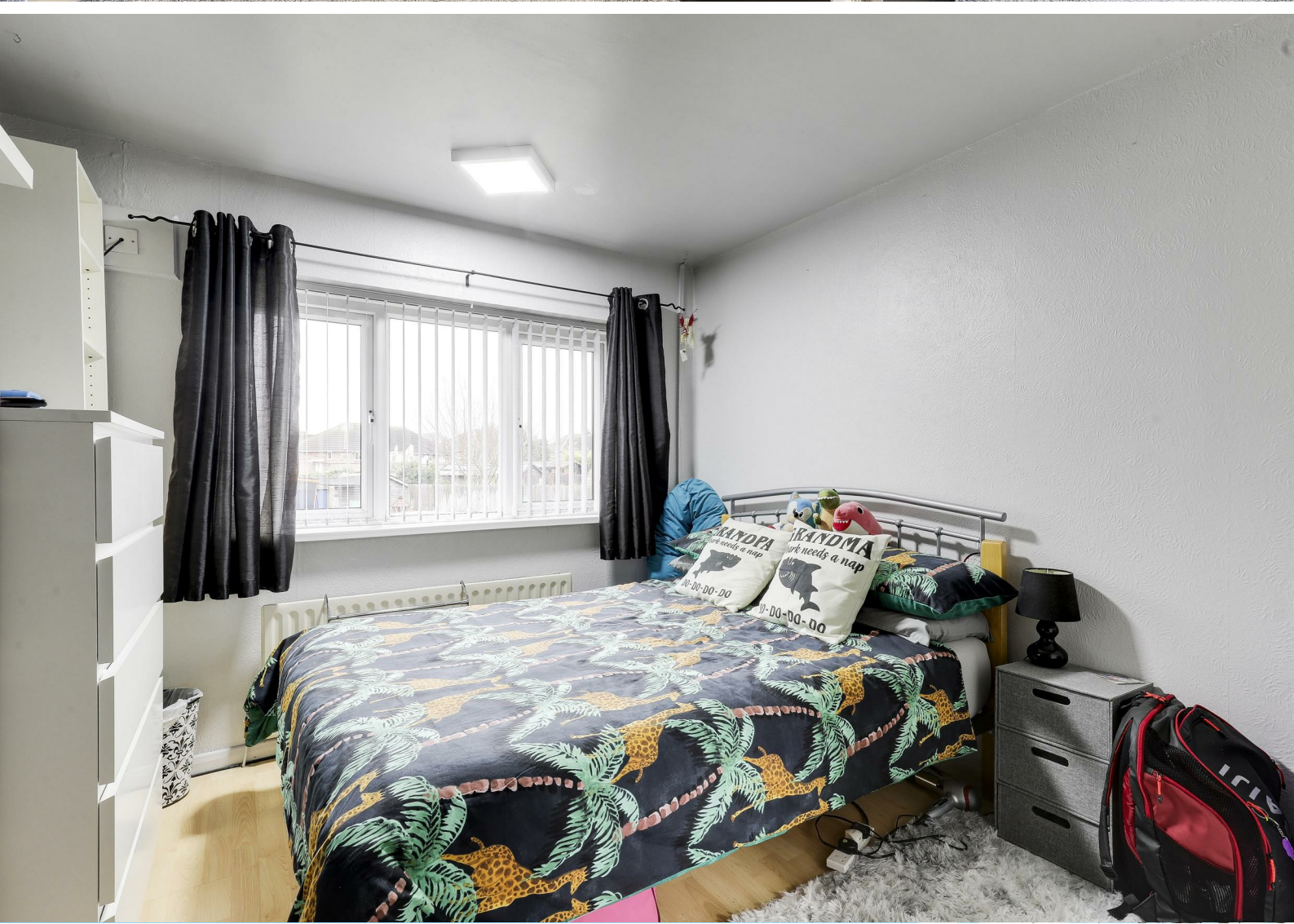
This well-presented three double bedroom semi-detached home occupies a generous corner plot in a highly sought-after location, offering convenient access to local shops, schools, and other amenities. The property is thoughtfully designed to provide versatile family living with an additional self-contained annex, making it ideal for multi-generational living or accommodating guests. Upon entering, you are welcomed into a spacious entrance hall, which provides access to a ground floor W/C and leads into a bright and inviting living room. This space flows seamlessly into a modern fitted kitchen diner, complete with French doors opening onto the rear garden, allowing natural light to flood the room and creating a perfect environment for family gatherings. The kitchen also benefits from open access into a practical utility room, providing additional storage and workspace. The self-contained annex is a standout feature of the property. It includes a lounge/diner with French doors opening to the rear garden, a fitted kitchen, a double bedroom, and an en-suite, offering an independent living space that is both comfortable and private. On the first floor, the main house features two generously proportioned double bedrooms and a contemporary three-piece shower room, combining style and functionality. Externally, the property enjoys well-maintained front and side gardens, with a paved pathway leading to the main entrance and fencing providing clear boundary definition. To the side, a substantial driveway offers ample off-road parking for multiple vehicles. The rear garden is particularly impressive, featuring a lawn, a generous decked area ideal for seating, and a spacious patio perfect for entertaining. The garden is fully enclosed with fencing and offers additional space for storage.

MUST BE VIEWED





- Semi Detached House
- Three Double Bedrooms
- Spacious Living Room
- Fitted Kitchen /Diner
- Annex With Living Room, Kitchen & En-suite
- Three-Piece Shower Room & Ground Floor W/C
- Off- Street Parking For A Number Of Vehicles
- Gardens To The Front/Side & Rear
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance hall

The entrance hall has carpeted flooring, a radiator, and a composite door providing access into the accommodation.

W/C

7'0" x 3'7" (2.15 x 1.11)

This space has UPVC double glazed obscure windows to the side elevation, a concealed dual flush W/C, a vanity-style wash basin with a tiled splashback, a radiator, and tiled flooring.

Living Room

15'5" x 10'6" (4.72 x 3.22)

The living room has a UPVC double glazed bay window to the rear elevation, a vertical radiator, ceiling, a TV point, coving to the ceiling, and wood flooring.

Kitchen/Diner

17'1" x 9'2" (5.21 x 2.81)

The kitchen/diner has a range of fitted base and wall units worktops, a composite sink and half with a mixer tap and drainer, an integrated oven, a ceramic hob, and an extractor hood, space for an under-counter fridge and freezer, space for a dining table, a Vertical radiator, partially tiled walls, tiled flooring, a UPVC double glazed window to the front elevation, French doors opening to the rear garden, and access into the utility room.

Utility Room

9'8" x 4'5" (2.97 x 1.37)

The utility room has fitted wall units with worktops, space and plumbing for a washing machine, space for a tumble dryer, space for an under-counter fridge, and tiled flooring.

ANNEX

Lounge/Diner

17'7" x 8'9" (5.37 x 2.67)

The lounge/diner has a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring, French doors opening to the side garden, and access into the kitchen.

Kitchen

7'11" x 7'6" (2.43 x 2.31)

The kitchen has fitted base and wall units with worktops, a sink with a swan neck mixer tap and drainer, an integrated oven, a ceramic hob and extractor fan, recessed spotlights, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and UPVC door providing access into the Annex.

Bedroom Three

13'10" x 7'10" (4.22 x 2.39)

The third bedroom has two UPVC double glazed windows to the front elevation, a radiator, recessed spotlights, carpeted flooring, and access into the en-suite.

En-Suite

7'5" x 5'8" (2.27 x 1.73)

The en-suite has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture, water-proof boarding, a chrome heated towel rail, recessed spotlights, and vinyl flooring.

FIRST FLOOR

Landing

6'0" x 3'3" (1.83 x 1.01)

The landing has a UPVC double glazed window to the front elevation, access into the loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

17'2" x 10'6" (5.24 x 3.21)

The main bedroom has UPVC double glazed dual aspect windows, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Two

11'6" x 9'3" (3.53 x 2.84)

The second bedroom has a UPVC double glazed window to the rear elevation,, a radiator, and carpeted flooring.

Shower Room

5'10" x 5'2" (1.79 x 1.59)

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture, a heated towel rail, waterproof boarding, and vinyl flooring.

OUTSIDE

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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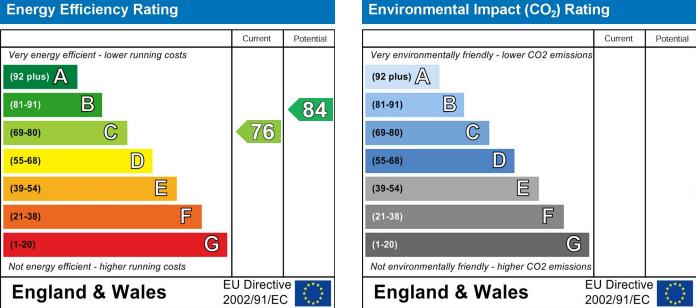
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Front & Side

To the front and side gardens has a paved pathway leading to the entrance and fencing defining the boundaries. To the side, a substantial driveway provides ample off-road parking for multiple vehicles.

Rear

To the rear garden is a lawn, with a generous decked area perfect for seating and a spacious patio ideal for entertaining. It also benefits from boundary fencing and offers space for garden storage.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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