

HoldenCopley

PREPARE TO BE MOVED

Swallow Crescent, Ravenshead, Nottinghamshire NG15 9JN

Offers Over £400,000 - £450,000

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LOCATION, LOCATION, LOCATION...

Situated in the prime and highly-sought after village location of Ravenshead, this stunning four bedroom detached house is the perfect forever family home. Offering spacious and beautifully presented accommodation, and ready to move straight into, this property benefits from close proximity to local shops, excellent transport links, and top-rated school catchments. With the added benefit of being within walking distance of Ravenshead Leisure Centre and a short drive away from the picturesque Newstead Abbey Park & Blidworth Woods. Internally, the ground floor of the home offers a spacious entrance hall leading into a cosy living room with a feature gas stove fireplace, fitted storage, and double French doors leading out to the garden. This property boasts a second reception room which is currently being utilised as a children's play room, a convenient W/C, a utility room, and a gorgeous spacious kitchen/diner with a fitted corner bench and space for an American-style fridge freezer. Upstairs, the first floor is home to four well-proportioned double bedrooms, serviced by a modern three-piece family bathroom suite. The cosy master bedroom is a true highlight of the home, which offers fitted sliding door wardrobes and access to its own private en-suite bathroom. Externally, the front of the property boasts off-street parking for four cars, alongside a detached garage, and a lawn with ample greenery. Meanwhile, to the rear of the property is a gorgeous wrap around garden with both a paved patio seating area, and a decked seating area with a pergola, with a lawn, a greenhouse and ample greenery - the perfect summer retreat.

MUST BE VIEWED





- Detached Family Home
- Four Double Bedrooms
- Cosy Living Room With A Gas Fire
- Secondary Reception Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C & Utility Room
- Wrap Around Garden
- Family Bathroom Suite & En-Suite
- Off-Street Parking & Detached Garage
- Prime Location - Must Be Viewed





GROUND FLOOR

Entrance Hall

14'11" max x 11'2" (4.56m max x 3.42m)

The entrance hall has wood-effect flooring and carpeted stairs, a radiator, an under-the-stairs cupboard, two UPVC double-glazed windows to the front and rear elevations, and a single composite door providing access into the accommodation.

Living Room

14'11" x 14'8" (4.55m x 4.49m)

The living room has carpeted flooring, a feature gas stove in a tiled recessed chimney breast alcove with a decorative surround and a hearth, two fitted base units with shelving, UPVC double-glazed windows to the front and rear elevation, and double French doors leading out to the rear garden.

Reception Room

11'2" x 10'0" (3.41m x 3.05m)

The reception room has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front and side elevations.

W/C

6'3" x 3'6" (1.92m x 1.08m)

This space has a concealed low level dual flush W/C, a vanity-style wash basin with a mixer tap, wood-effect flooring, partially tiled walls, a radiator, and a UOVC double-glazed obscure window to the side elevation.

Utility Room

7'10" x 5'6" (2.41m x 1.70m)

The utility room has fitted base and wall units with a wood-effect worktop, a stainless steel sink with a mixer tap, space and plumbing for a dishwasher, tiled flooring, and a single composite door providing side access.

Kitchen/Diner

22'4" max x 11'3" (6.81m max x 3.45m)

The kitchen/diner has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated double-oven with a warming drawer, an integrated electric hob with a stainless steel splashback and concealed extractor fan, an integrated dishwasher, space for an American-style fridge freezer, an in-built corner bench, tiled flooring, a vertical radiator, recessed spotlights, three UPVC double-glazed windows to the side elevations, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

13'7" max x 6'7" (4.15m max x 2.02m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation, and provides access to the first floor accommodation.

Master Bedroom

19'9" max x 11'4" (6.04m max x 3.46m)

The main bedroom has wood-effect flooring, a fitted sliding door mirrored wardrobe, a radiator, two UPVC double-glazed windows to the side elevations, and access to the en-suite.

En-Suite

6'11" x 5'5" (2.11m x 1.66m)

The en-suite has a low level dual flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, tiled walls, a chrome heated towel rail, recessed spotlights, and a single UPVC double-glazed obscure window to the side elevation.

Bedroom Two

14'11" max x 12'3" (4.57m max x 3.75m)

The second bedroom has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front and rear elevations.

Bedroom Three

11'8" max x 8'10" (3.57m max x 2.70m)

The third bedroom has wood-effect flooring, a radiator, an in-built storage cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Four

10'11" max x 10'0" (3.33m max x 3.06m)

The fourth bedroom has carpeted flooring, a radiator, access to the loft, and two UPVC double-glazed windows to the front and side elevations.

Bathroom

7'8" max x 6'0" (2.36m max x 1.84m)

The bathroom has a concealed low level dual flush W/C, a countertop wash basin with a mixer tap, a panelled double-ended bath with a wall-mounted handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, fitted wall units, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is off-street parking for four cars, a lawned front garden with a variety of plants and trees, a detached garage, and boundaries made up of metal picket fencing.

Rear

To the rear of the property is a private enclosed wrap around garden with a paved patio seating area, a decked searing area with a wooden pergola, a lawn, ample planted areas with mature greenery, a greenhouse, an outdoor tap, outdoor electicals, gated access and fence panelled boundaries.

Garage

19'11" x 12'0" (6.09m x 3.66m)

The garage has an up and over door and provides ample storage space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 278 Mbps (Highest available download speed) 43 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	
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	



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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