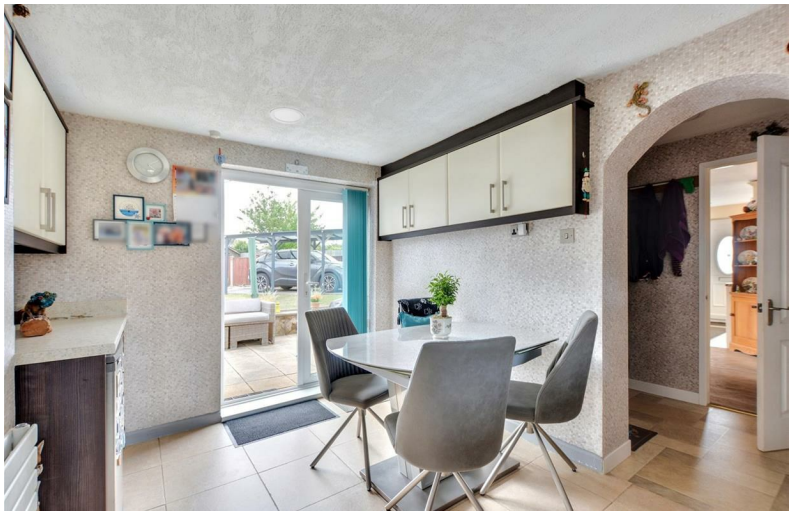
Robert Ellis

look no further. . .



Ramsdale Avenue
Calverton, Nottingham NG14 6NH

A THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY WITH SELF CONTAINTED ANNEXE INCLUDING LIVING ROOM, KITHCEN AND EN-SUITE.

Guide Price £310,000 Freehold

PRICE GUIDE £310,000 A SUPERB THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME WITH SELF-CONTAINED ANNEXE, OCCUPYING A GENEROUS CORNER PLOT

Robert Ellis are delighted to bring to the market this beautifully presented semi-detached home offering versatile accommodation ideal for families or those seeking multigenerational living. The property features three spacious double bedrooms and boasts a self-contained annex complete with living room, modern kitchen and en-suite—perfect for extended family or guests.

The heart of the home is a stylish fitted kitchen/diner, complemented by a spacious living room that's ideal for relaxing or entertaining. Externally, the property sits on an impressive corner plot with landscaped gardens to the front, side and rear, as well as a large driveway providing ample off-road parking.

Located in a sought-after residential area, close to local schools, amenities and excellent transport links. Viewing is highly recommended to fully appreciate the space and quality this fantastic home has to offer.

Entrance Hallway
12'1 x 5'9 approx (3.68m x 1.75m approx)
Modern double glazed composite door to the front, ceiling light point, stairs to the first floor, double radiator, ceiling light point and panelled door to:

Cloaks/w.c.
3'8 x 7'2 approx (1.12m x 2.18m approx)
UPVC double glazed window to the side, low flush w.c., vanity wash hand basin with storage cupboard below, linoleum flooring, ceiling light point, tiled splashbacks, radiator.

Living Room
14'11 x 10'6 approx (4.55m x 3.20m approx)
UPVC double glazed bay window to the rear overlooking the garden, feature vertical radiator, ceiling light point, coving, laminate flooring, internal glazed door to:

Dining Kitchen
9'5 x 17'10 approx (2.87m x 5.44m approx)
With a range of matching wall and base units with work surfaces over, integrated oven with four ring ceramic hob above and extractor over, UPVC double glazed picture window to the front, UPVC double glazed French doors to the landscaped rear garden, tiled floor, space and point for a free standing fridge freezer, ample built-in storage cabinets, pantry providing additional storage with shelving, tiled splashbacks, ceiling light point, feature vertical radiator, additional breakfast bar with further storage, ample space for dining table. Archway through to:

Utility Area
4'6 x 9'9 approx (1.37m x 2.97m approx)
Space and plumbing for an automatic washing machine, space and point for free standing tumble dryer, space and point for free standing fridge freezer, wall mounted Worcester Bosch gas central heating combi boiler, ceiling light point, loft access hatch, linoleum flooring, wall mounted electric consumer unit and internal door to:

Annex
16'11 x 17'8 approx (5.16m x 5.38m approx)

Kitchen Area
7'11 x 7'6 approx (2.41m x 2.29m approx)
This L shaped living/dining kitchen benefits from having a range of wall and base units incorporating work surfaces over, integrated Neff oven with ceramic hob above and stainless steel extractor over, sink with swan neck mixer tap, integrated dishwasher, integrated fridge freezer, recessed spotlights to the ceiling, double radiator, ceiling light point, ample space for both dining and seating areas. Panelled door to:

Lounge/Dining Area
17'7 x 8'8 approx (5.36m x 2.64m approx)
UPVC double glazed door to the side, two UPVC double glazed windows to the rear and UPVC double glazed French doors to the side leading out to the rear garden.

Bedroom 3
7'10 x 14'1 approx (2.39m x 4.29m approx)
Two UPVC double glazed windows to the front, radiator, recessed spotlights to the ceiling, opening through to:

En-Suite
7'11 x 5'8 approx (2.41m x 1.73m approx)
Three piece suite comprising of a walk-in shower enclosure with electric shower above, vanity wash hand basin with storage cupboards below, low flush w.c., chrome heated towel rail, recessed spotlights to the ceiling, tiled splashbacks, linoleum flooring.

First Floor Landing
UPVC double glazed window to the front, loft access hatch with pull down ladder and panelled doors to:

Shower Room
5'10 x 5'2 approx (1.78m x 1.57m approx)
UPVC double glazed window to the side, walk-in shower enclosure with Mira shower above, vanity wash hand basin with storage cupboards below, low flush w.c., feature vertical radiator, recessed spotlights to the ceiling, extractor fan, tiled splashbacks and linoleum flooring.

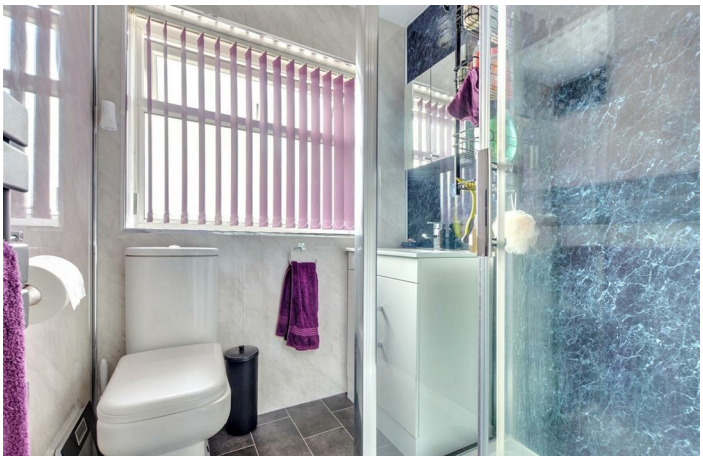
Bedroom 1
10'9 x 17'4 approx (3.28m x 5.28m approx)
UPVC double glazed windows to the front and rear, radiator, recessed spotlights, built-in wardrobes providing ample storage.

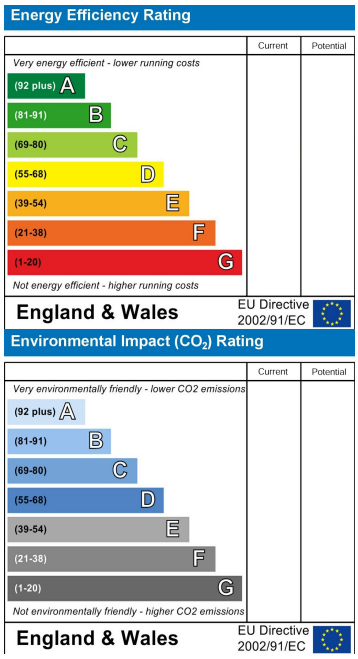
Bedroom 2
11' x 9'6 approx (3.35m x 2.90m approx)
UPVC double glazed window to the rear, radiator, ceiling light point, laminate flooring.

Outside
The property sits on a spacious corner plot with a low maintenance gravelled garden to the front and side elevations, pathway to the front entrance door and fencing to the boundaries.

There is a large driveway to the side providing ample off the rad parking for cars, motorhomes and several vehciles, garden laid to lawn, spacious decked area offering additional seating and large patio area, fencing to the boundaries and space for garden storage.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 14mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485