



**Ravenswood Road  
Arnold, Nottingham NG5 7FR**

**Guide Price £250,000 Freehold**

Immaculately Presented Extended Three-Bedroom Semi-Detached Home being sold with no upward chain on Ravenswood Road, Arnold



Nestled on the ever-popular Ravenswood Road in Arnold, this beautifully extended three-bedroom semi-detached home offers modern living with characterful charm — perfect for families or professionals seeking style, space, and convenience.

Step inside to a welcoming entrance hall leading to a cosy snug lounge, complete with a charming bay window and contemporary electric fire, creating the perfect space to relax.

To the rear, the true heart of the home awaits — an impressive open-plan kitchen/diner forming part of the extension. This stylish and spacious area is ideal for both everyday family life and entertaining, featuring built-in white goods, a dedicated utility space, and bi-fold doors that seamlessly connect the indoors to the landscaped garden — your very own party-ready haven.

Outside, enjoy a well-maintained garden with a decked patio area perfect for al fresco dining, stepping down onto a tidy lawn and a low-maintenance pebbled section to the rear. There is also side access for added practicality.

Upstairs, you'll find two generously sized double bedrooms, a well-proportioned single bedroom, and a modern three-piece family bathroom — all finished to an immaculate standard throughout.

The property is just two minutes' walk from Arnold High Street, offering a wide range of shops, cafés, and amenities. It's conveniently situated on a main transport route, with excellent bus connections nearby. For those who enjoy the outdoors, countryside access is just a five-minute drive away, offering the best of both town and country living.

This property is truly turn-key and ready for its next owners to move straight in and enjoy all it has to offer. Early viewing is highly recommended.



### Entrance Hallway

Composite entrance door giving access to the entrance hallway comprising laminate floor covering, wall mounted radiator, carpeted staircase leading to the first floor landing, door leading through to the lounge.

### Lounge

11'11" x 13'4" approx (3.65 x 4.07 approx)

Carpeted flooring, UPVC double glazed bay fronted window to the front elevation, wall mounted radiator, coving to the ceiling, TV point, electric fire with stone hearth and surround, door leading through to the kitchen diner.

### Open Plan Kitchen Diner

20'5" x 14'1" approx (6.23 x 4.31 approx)

Laminate floor covering, UPVC double glazed bi-folding doors leading out to the rear garden, recessed spotlights to the ceiling, utility space housing the boiler, UPVC double glazed window to the side elevation, two Velux style windows, a range of wall and base units incorporating a sink and drainer unit with mixer tap over, electric Beko oven with four ring Bosch induction hob over and extractor hood above, vertical wall mounted radiator, space and point for a fridge freezer.

### First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, access to the loft, doors leading off to:

### Bedroom One

8'11" x 12'0" approx (2.73 x 3.68 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom Two

10'9" x 9'0" approx (3.30 x 2.75 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, built-in storage.

### Bedroom Three

5'10" x 9'0" approx (1.79 x 2.75 approx )

UPVC double glazed window to the front elevation, laminate floor covering, wall mounted radiator, coving to the ceiling, built-in storage.

### Bathroom

5'6" x 5'9" approx (1.68 x 1.76 approx)

Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, heated towel rail, WC, vanity hand wash basin with mixer tap, bath with mixer tap and electric shower over.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, fenced and walled boundaries, gated side access to the rear of the property.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with decking creating an ideal seating space, gated side access to the front of the property, outdoor lighting, steps leading down to the lawned garden area, fencing to the boundaries, a range of plants and shrubbery planted to the borders, outdoor power, shed.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 12mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

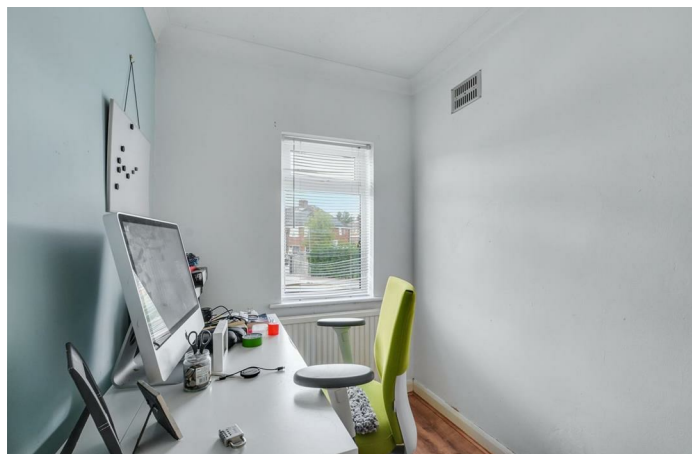
Flood Risk: No flooding in the past 5 years

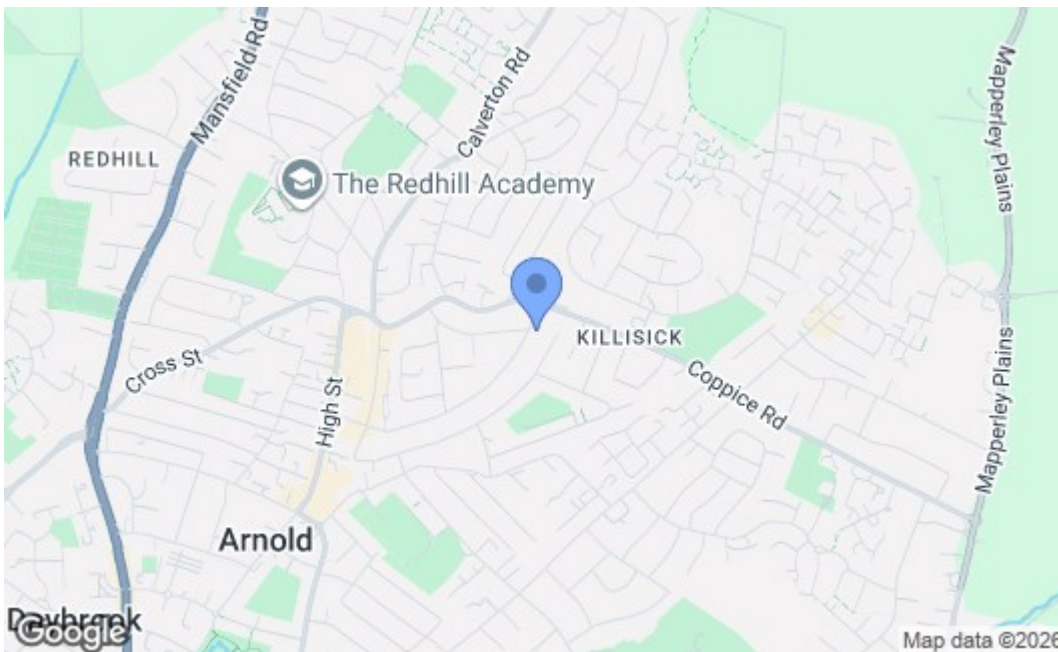
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.