Robert Ellis

look no further...

Ravenswood Road
Arnold, Nottingham NG5 7FR

£230,000 Freehold

IMMACULATELY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME ON RAVENSWOOD ROAD, NG5

GUIDE PRICE £230,000 - £240,000.

Situated on the ever-popular Ravenswood Road in NG5, this beautifully finished three-bedroom semi-detached property offers stylish, ready-to-move-into accommodation perfect for first-time buyers, young families, or anyone seeking a home with both comfort and character.

To the front, the property benefits from a double driveway, offering convenient off-street parking, along with gated side access leading to the rear garden. Inside, you're welcomed by a bright and well-presented entrance hall, providing access to the staircase and a cosy front lounge. The lounge is tastefully decorated and features a charming bay window, wall-mounted television, and an electric fire set into a chimney breast, creating a warm and inviting atmosphere.

To the rear of the property is a spacious kitchen diner, designed with both practicality and style in mind. It offers ample worktop and storage space, integrated white goods, and room for a dining table - all beautifully finished. With a door that opens directly onto the garden, while an adjoining downstairs W/C adds further convenience.

The rear garden is a true highlight. A broken slate and stone patio area is ideal for BBQs and outdoor entertaining, leading onto an expansive lawn perfect for families or garden lovers. At the far end, a raised and fully powered outbuilding has been fitted out as a fantastic home bar - an ideal retreat or entertaining space. The garden enjoys a sunny aspect and acts as a private sun trap throughout the day.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including two generous doubles and a further single bedroom, currently styled as a walk-in wardrobe. One of the double bedrooms also benefits from built-in storage. A modern three-piece family bathroom completes the upper floor.

Throughout, the property is immaculately decorated and finished to a high standard, offering a stylish, low-maintenance home in a desirable location.

Ravenswood Road is ideally situated close to a range of local amenities, including shops, cafes, and excellent schools. It also enjoys easy access to transport links into Nottingham city centre, and Nottingham City Hospital is just a short drive away, making it a convenient spot for commuters and families alike.

Early viewing is highly recommended to appreciate the quality and lifestyle this home offers.

Hallway
Composite front entrance door, radiator, carpeted flooring, stairs to the first floor and door to:

Lounge
11'11" x 12'0" max (3.65m x 3.67m max)
Laminate flooring with underfloor heating, double glazed bay window to the front, radiator, fireplace, door to:

Kitchen Diner
10'10" x 11'10" max (3.32m x 3.63m max)
Laminate flooring, double glazed window and door to the rear, door to cloaks/w.c. and utility room. Radiator, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, electric Hotpoint oven, four ring induction hob with hood over, fridge freezer and dishwasher.

Cloaks/w.c.
2'7" x 4'9" max (0.81m x 1.46m max)
Laminate flooring, double glazed window to the side, vanity wash hand basin with mixer tap and tiled splashback, low flush w.c. and double doors to:

Utility Room
Laminate flooring, double glazed window to the side, spaces for appliances.

First Floor Landing
Carpeted flooring, double glazed window to the side, coving, doors to:

Bedroom 1
12'0" x 9'0" max (3.67m x 2.76m max)
Double glazed window to the front, radiator, coving, carpeted flooring.

Bedroom 2
10'11" x 9'0" max (3.33m x 2.76m max)
Carpeted flooring, double glazed window to the rear, radiator, coving, built-in wardrobes and loft access hatch.

Bedroom 3
6'2" x 9'6" approx (1.9 x 2.9 approx)
Carpeted flooring, double glazed window to the front, coving, radiator, free standing wardrobes.

Bathroom
5'6" x 5'9" max (1.7m x 1.76m max)
Double glazed window to the rear, tiled floor, tiled splashbacks, vanity wash hand basin with mixer tap, low flush w.c., panelled bath with hot and cold taps and electric shower over, radiator.

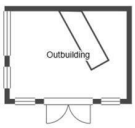
Outside
There is a driveway to the front providing off road parking for up to two vehicles.

To the rear there is a landscaped garden with a slate chipped patio with step leading down to a further slate chipped patio and paved patio area, lawned garden and further slate chipped area giving access to the bar. Wall and fencing to the boundaries, garden shed and side gate giving access to the front.

Bar
11'3" x 8'3" max (3.45m x 2.54m max)
With power and lighting, window, linoleum flooring and a bar area.

Council Tax
Gedling Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 12mbps Superfast 75mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
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



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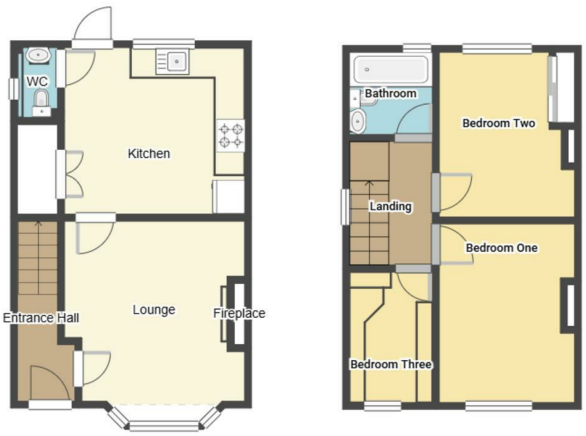

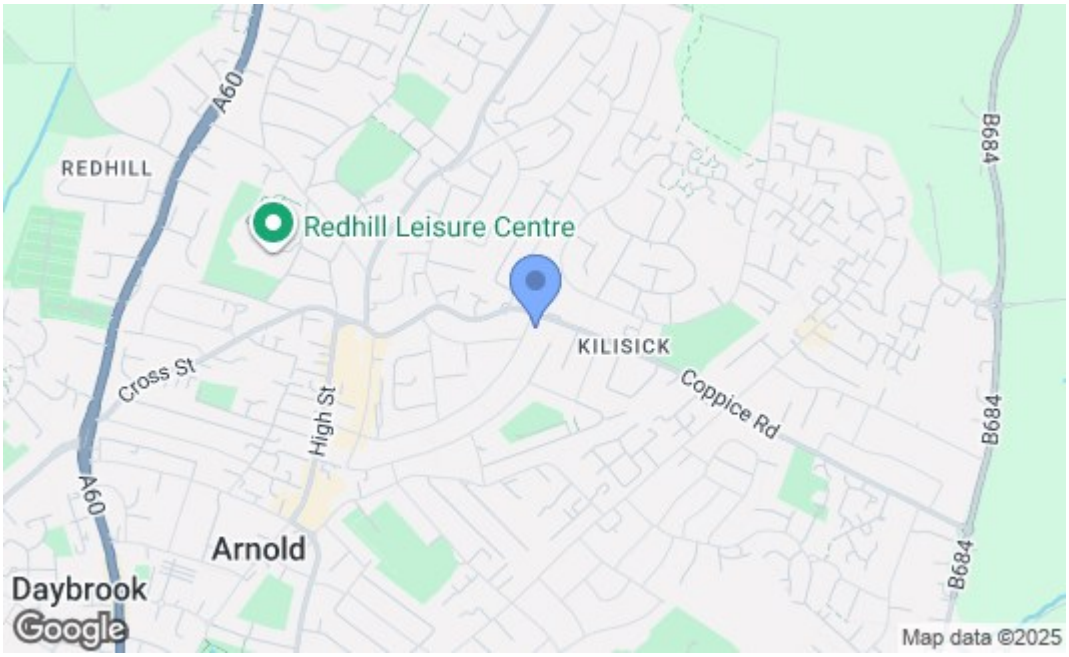

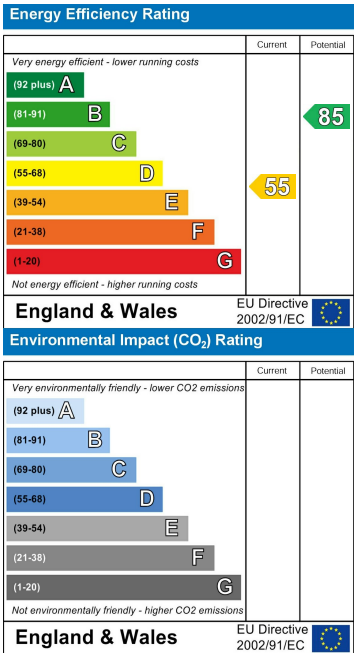

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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