



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

A TRADITIONAL FIVE BEDROOM SEMI-DETACHED FAMILY HOME, SELLING WITH NO CHAIN

**Asking Price £235,000 Freehold**

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A SPACIOUS AND WELL-PROPORTIONED FIVE BEDROOM SEMI-DETACHED FAMILY HOME situated in this popular residential location within easy reach of Arnold town centre, local schools, transport links and amenities.

The accommodation comprises an entrance hallway with staircase rising to the first floor and access through to a generous open plan lounge diner, featuring a bay window to the front, feature fireplace and ample space for both living and dining furniture. From here, there is access to the dining kitchen, fitted with a range of wall and base units with work surfaces over, space for appliances, pantry storage and UPVC double glazed door leading out to the rear garden.

To the first floor, the landing provides access to five well-proportioned bedrooms, offering flexibility for family living, home working or guest accommodation. The accommodation is completed by a family bathroom with three-piece suite and a separate WC, both serving the first floor.

Outside, the property sits back from the road with a large driveway providing ample off road parking, along with access to the garage with light and power, which in turn leads through to a useful workshop and additional storage. To the rear, there is a good sized enclosed garden, laid mainly to lawn with fencing and hedging to the boundaries, ideal for families and outdoor entertaining.

An internal viewing is highly recommended to fully appreciate the size, layout and potential on offer.



## Entrance Hallway

3'10 x 3'11 approx (1.17m x 1.19m approx)

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, wall light points, meter cupboard housing electrical consumer unit, internal panelled door leading through to the open plan lounge diner.

## Lounge Diner

24'7 x 12'09 approx (7.49m x 3.89m approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, feature fireplace incorporating wooden surround, marble hearth, tiled back panel with electric fire, ceiling light point, wall mounted radiators, wall light point, ample space for both living and dining, useful understairs storage cupboard providing further storage with light and shelving, panelled door leading through to the dining kitchen.

## Dining Kitchen

9'11 x 11'04 approx (3.02m x 3.45m approx)

UPVC double glazed picture window to the rear elevation, UPVC double glazed access door to the rear, wall mounted radiator, a range of wall and base units with worksurfaces over, space and point for a freestanding cooker, space and plumbing for a washing machine, stainless steel sink with separate hot and cold taps over, tiled splashbacks, space for a dining table, ceiling light point, pantry providing useful additional storage with space and point for boiler.

## First Floor Landing

Ceiling light point, panelled doors leading off to:

## Bedroom One

10'10 x 11'2 approx (3.30m x 3.40m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## Bedroom Two

10'3 x 11'11 approx (3.12m x 3.63m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## Bedroom Three

10' x 10' approx (3.05m x 3.05m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

## Bedroom Four

8'01 x 10'8 approx (2.46m x 3.25m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

## Bedroom Five

8'11 x 5'10 approx (2.72m x 1.78m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, loft access hatch.

## Family Bathroom

5'03 x 5'09 approx (1.60m x 1.75m approx)

Three piece suite comprising panelled bath with Triton electric shower over, pedestal wash hand basin, low level flush WC, UPVC double glazed window to the rear elevation, tiled splashbacks, linoleum floor covering, chrome heated towel rail, ceiling light point.

## Separate WC

5'03 x 2'8 approx (1.60m x 0.81m approx)

UPVC double glazed window to the rear elevation, low level flush WC, vanity wash hand basin, tiled splashbacks, ceiling light point.

## Outside

### Front of Property

To the front of the property there is a large driveway providing ample off the road vehicle hardstanding, hedges fencing and walls to the boundaries.

### Rear of Property

To the rear of the property there is a good sized enclosed rear garden being laid mainly to lawn with hedging and fencing to the boundaries, access to the store and garage.

## Workshop

9'4 x 11'4 approx (2.84m x 3.45m approx)

Additional lean to storage space with access to the garage.

## Garage

Double doors to the front elevation, light and power.

## Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

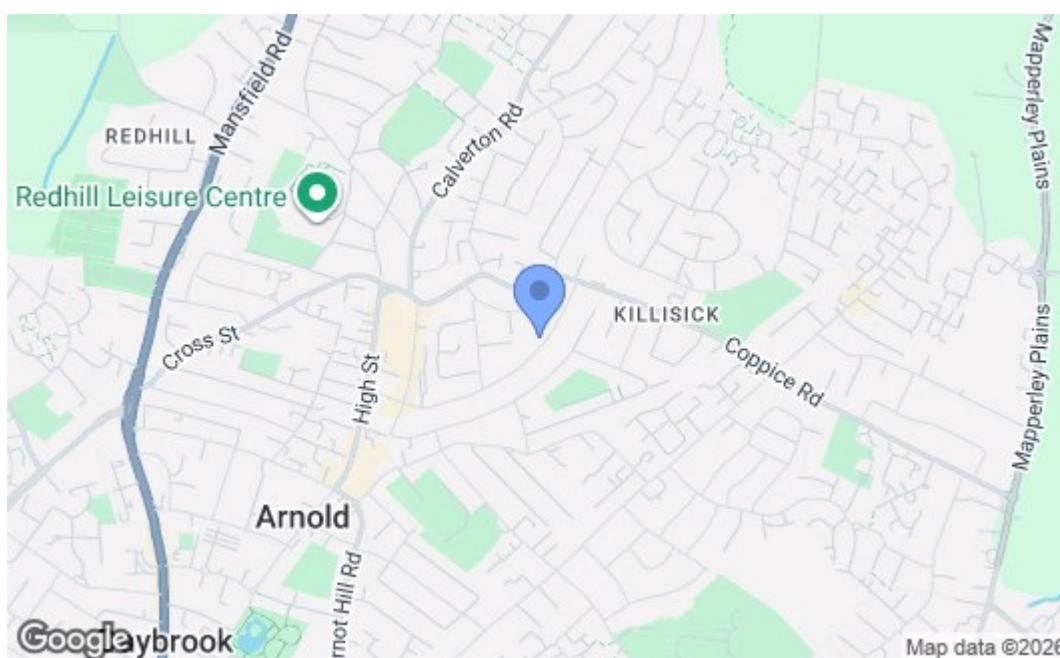
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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.