



**21 Woodside Road, Ravenshead, Nottingham,
Nottinghamshire NG15 9FX**

OIRO £250,000

Tel: 0115 9680268



- 17ft Lounge With Log Burner
- Landscaped Garden
- Off Road Parking & Garage
- 19ft Open Plan Dining Kitchen
- Modern Bathroom
- Semi Detached House
- Two Double Bedrooms
- Fantastic Ravenshead Location

A magnificent two bedroom semi detached house with a truly staggering amount of living and entertaining space. This immaculately kept extended semi detached home offers a sleek and stylish place to live which would be sure to be the envy of all with two spacious open plan reception rooms including the large yet cosy lounge with contemporary log burner and the 19ft open plan dining kitchen with a bi-folding doors opening onto a low maintenance private rear garden.

Not only is this property a must see due to its space and internal presentation but it also boasts being located in a phenomenal location on a quiet residential road in the heart of the ever popular village of Ravenshead, where properties of this nature can only be described as a rare find. So with that in mind, do not hesitate to call to book your viewing as we do not expect a property to be available for long.

The internal accommodation comprises an initial entrance hall with access into the initial front reception room which as previously mentions enjoys a contemporary feature log burner as the central focal point and an open plan walkthrough to the large open plan dining kitchen fitted with a full length wall of high gloss units and bi-folding doors to the rear which help to create an endless feeling of space. To the first floor landing there are two well proportioned bedrooms and a neutral bathroom with modern three piece suite.

Externally, the property itself stands set back from the road tucked behind a well maintained front garden with planting which perfectly softens the approach. To the rear of the property there is a fully landscaped low maintenance garden with raised planters running to both sides of the garden, bespoke sheltered hot tub area with inset hot tub that could be available by separate negotiation and a graphite grey patio all enclosed with secure to fencing to all sides and a rear access gate which opens to the rear of the property where you will find plenty of room for off road parking and the garage.

A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

w: 1.78m x l: 1.19m (w: 5' 10" x l: 3' 11")

An initial entrance hall with ceiling light point, radiator, door opening into the lounge and stairs providing access to the first floor landing.

LOUNGE

w: 5.21m x l: 3.2m (w: 17' 1" x l: 10' 6")

A generously proportioned yet extremely cosy lounge having a striking feature focal point of the central log burner inset onto a dark slate contemporary hearth. There is also a ceiling light point, coving to ceiling, radiator, double glazed bow window to the front elevation and an open plan walk through access into the:

OPEN PLAN DINING KITCHEN

w: 5.99m x l: 4.14m (w: 19' 8" x l: 13' 7")

A stunning extended open plan dining kitchen with a pitched roof with two double glazed Velux windows and aluminium bi-folding doors opening onto the rear garden. This spectacular kitchen offers a staggering amount of living space and benefits from a full wall of fitted wall cupboards, base units and drawers in an ice white high gloss with chunky oak working surfaces over. Inset one and half bowl stainless steel sink with drainer and chrome mixer tap. Integrated Smeg oven, four ring electric hob with wall mounted stainless steel extractor hood over. Alongside a whole host of other integrated appliances such as a microwave, Fridge/freezer, washing machine and Bosch dishwasher fitted within the last couple of years. There is also a radiator, array of ceiling spotlights and a storage cupboard housing the Viessmann combi boiler which was fitted in 2019 with a seven year warranty.

FIRST FLOOR LANDING

w: 1.7m x l: 0.89m (w: 5' 7" x l: 2' 11")

With a ceiling light point.

BEDROOM ONE

w: 4.32m x l: 3.2m (w: 14' 2" x l: 10' 6")

A spacious double bedroom having an internally built wardrobe with inset hanging rails and shelving. There is a ceiling light point, coving to ceiling, radiator and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.43m x l: 2.29m (w: 11' 3" x l: 7' 6")

A second well proportioned bedroom with a radiator, ceiling light point, coving to ceiling and a double glazed window to the rear elevation.

BATHROOM

w: 2.46m x l: 1.68m (w: 8' 1" x l: 5' 6")

A neutral and easy on the eye bathroom with a modern white three piece suite comprising a panelled bath with chrome taps and an internally plumbed Mira shower over, pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, majority tiled walls, tiled floor and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property itself stands set back from the road tucked behind a well maintained front garden with planting which perfectly softens the approach. To the rear of the property there is a fully landscaped low maintenance garden with raised planters running to both sides of the garden, bespoke sheltered hot tub area with inset hot tub that could be available by separate negotiation and a graphite grey patio all enclosed with secure to fencing to all sides and a rear access gate which opens to the rear of the property where you will find plenty of room for off road parking and the garage.

GARAGE

With up and over door.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268

TENURE

The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.





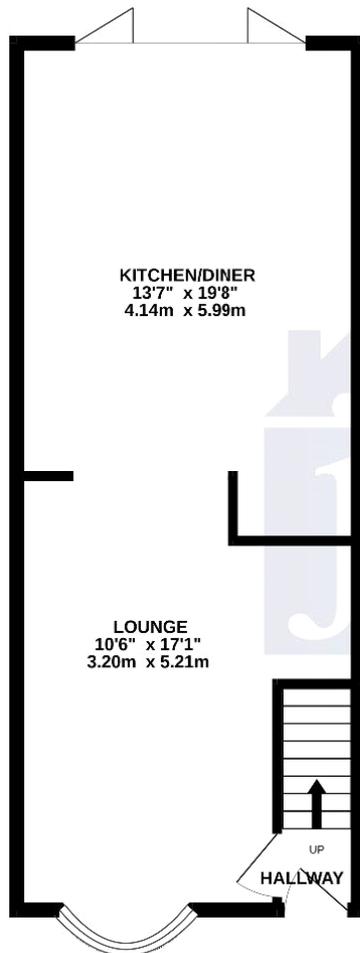






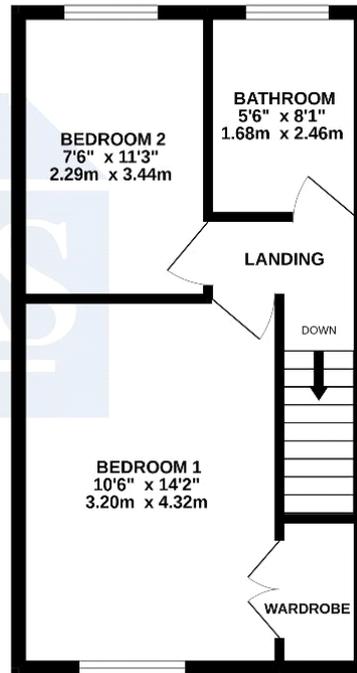


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
 JMS Property Management
 32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
 Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

