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Church Hill, Ravensthorpe, NN6 8EP

£495,000 Detached

4 2 2



Department: Sales

Tenure: Freehold

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Property Summary

A very well presented and individual four bedroom detached property situated on a quiet lane overlooking the village church and just a short walk from the reservoir.

Features & Utilities

- ✓ Detached House
- ✓ Four Bedrooms
- ✓ Lovely Outlook
- ✓ Double Garage
- ✓ Three Reception Rooms
- ✓ En-Suite
- ✓ Cloakroom
- ✓ uPVC Double Glazing
- ✓ Radiator Heating
- ✓ No Chain

Property Overview

A very well presented and individual four bedroom detached property situated on a quiet lane overlooking the village church and just a short walk from the reservoir.

The property has a porch, hall with stairs to the first floor, cloakroom, lounge with a contemporary fireplace and coal effect fire, plus doors to the garden, dining room also with doors to the garden and good size study. The kitchen / breakfast room has Corian worktops, integrated fridge and freezer, plus built in oven, grill, induction hob, extractor, microwave and space for a dishwasher.

Upstairs, the main bedroom has a fully tiled en-suite shower room, built in wardrobes and views of the church, the three further bedrooms are all double and all have built in wardrobes. The main bathroom has a shower over the bath and is fully tiled.

Outside, there is a two car driveway, double garage whilst the rear garden extends to the side of the property and features an artificial lawn, large attractive paved patio area, established trees, hedges, plants and a greenhouse.

EPC Rating TBC. Council Tax Band E.

GROUND FLOOR

ENTRANCE PORCH

HALL

CLOAKROOM x (x)

LOUNGE 6.12m x 3.40m (20'1" x 11'2")

DINING ROOM 3.51m x 2.92m (11'6" x 9'7")

STUDY 2.34m x 2.95m (7'8" x 9'8")

KITCHEN / BREAKFAST ROOM 5.44m x 2.44m (17'10" x 8')

LANDING

BEDROOM ONE (EN-SUITE) 2.84m x 3.51m (9'4" x 11'6")

BEDROOM TWO 2.46m x 4.75m (8'1" x 15'7")

BEDROOM THREE 2.74m x 3.40m (9' x 11'2")

BEDROOM FOUR 2.49m x 3.43m (8'2" x 11'3")

BATHROOM 1.80m x 2.26m (5'11" x 7'5")

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent

EPC Rating – Ask Agent
Electricity Supply – Mains
Gas Supply – No Gas
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Oil Heating
Parking – Parking, Double Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

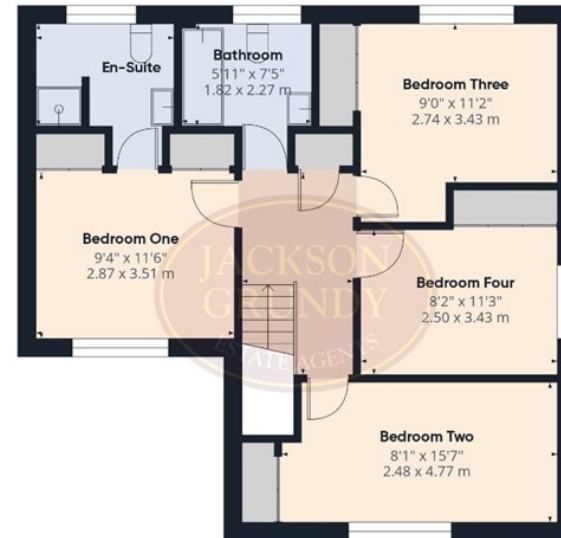
AGENTS NOTES

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Floorplan



Floor 0



Floor 1



Approximate total area⁽¹⁾

1696 ft²

157.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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