

Ravensgill Road, Hemlington



Asking Price £249,995

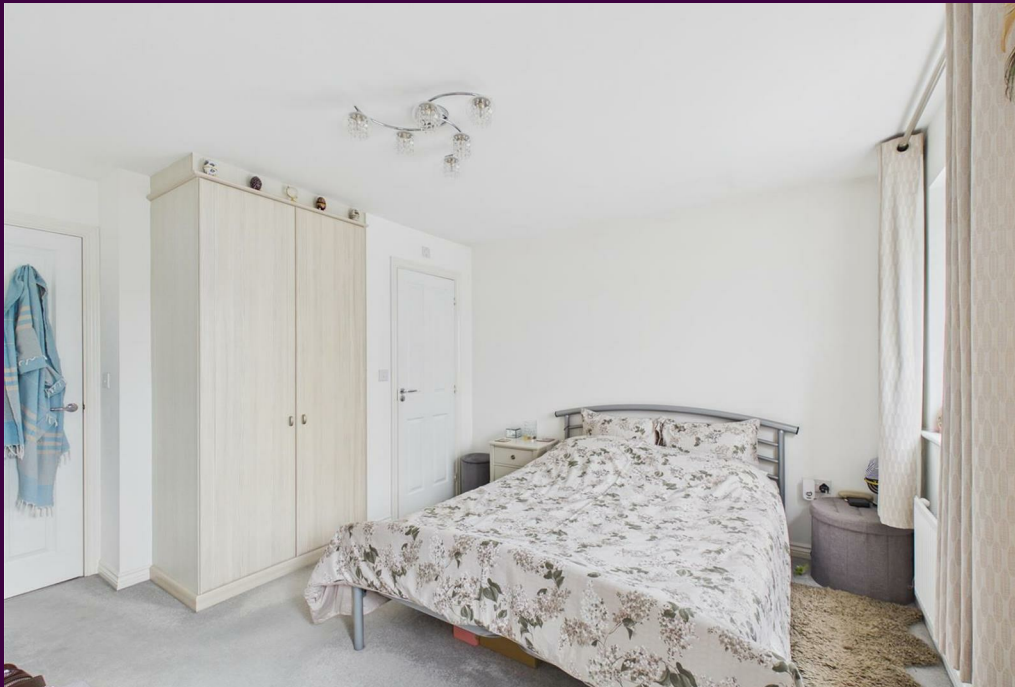
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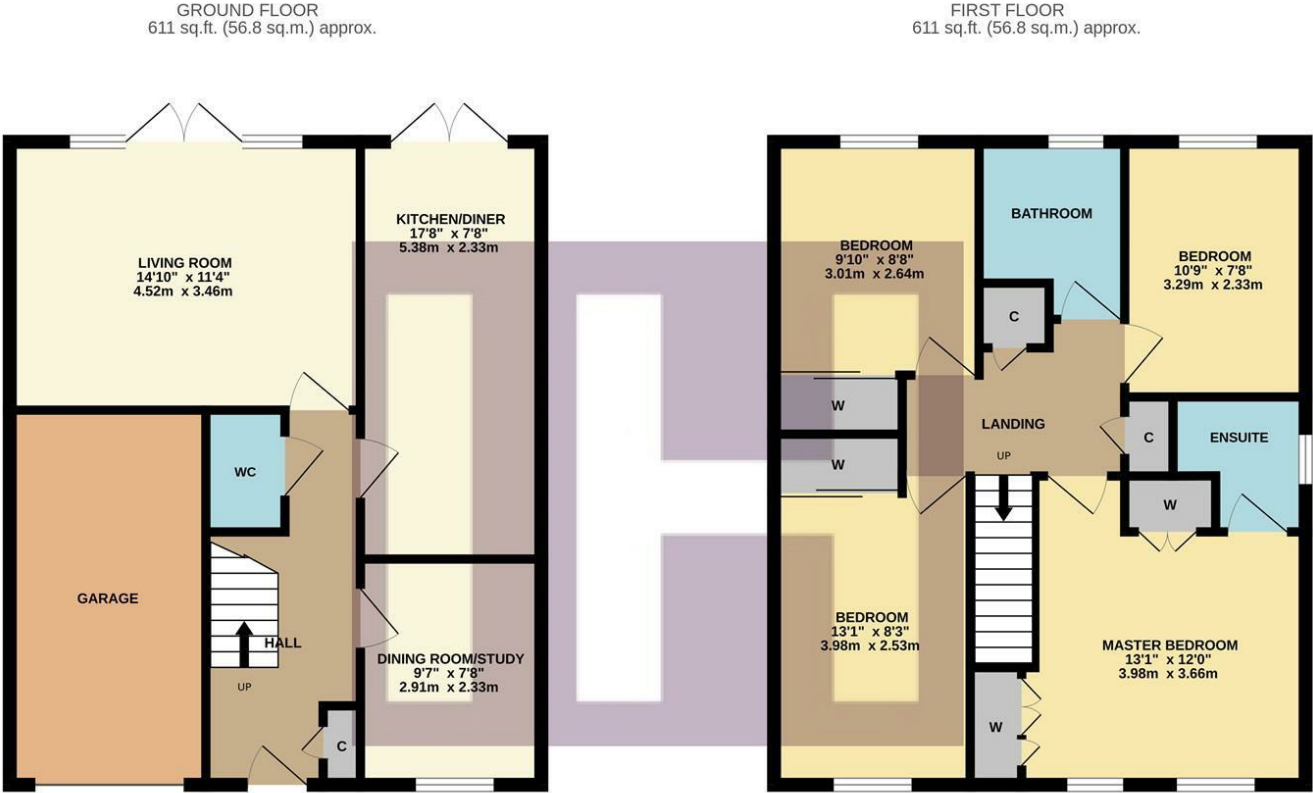
Enjoying a corner position within this very popular modern development, this impressive four-bedroom detached home certainly merits internal inspection.

A double width drive runs between established ide hedging providing a natural green border, approaching the integral garage. The attractive frontage is complimented at the rear, where an enclosed garden delivers a fair amount of privacy, with a near-end, large re-laid patio, well-tended lawn and abundance of trees, shrubs and greenery within the established borders.



Internally, the well-appointed and tasteful accommodation briefly comprises an entrance hall, cloakroom/WC, spacious rear lounge with 'French' doors meeting the garden, separate modern open-plan kitchen/diner with s second set of 'French' doors, and further study/play room to the ground floor. Four great bedrooms are found on the first floor, three with fitted robes - one being the 'Master' which also benefits from an ensuite, separate modern family bathroom.

The Layout



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 sq.m.) approx.

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.

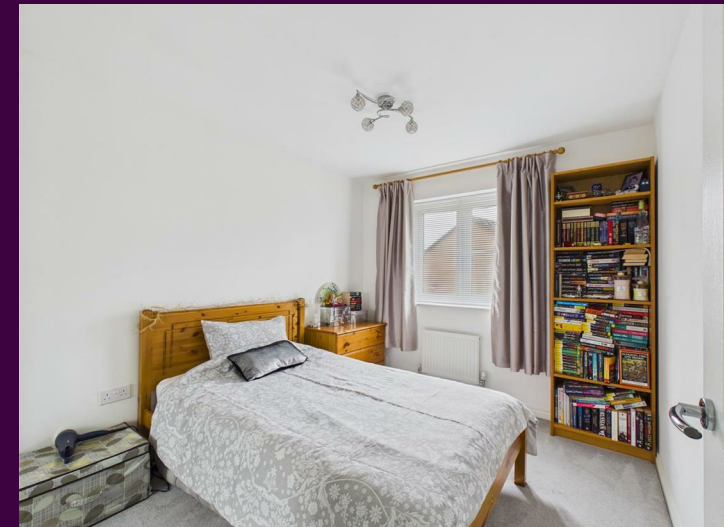
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus)A (81-91)B (69-80)C (55-68)D (39-54)E (21-38)F (1-20)G 84 Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

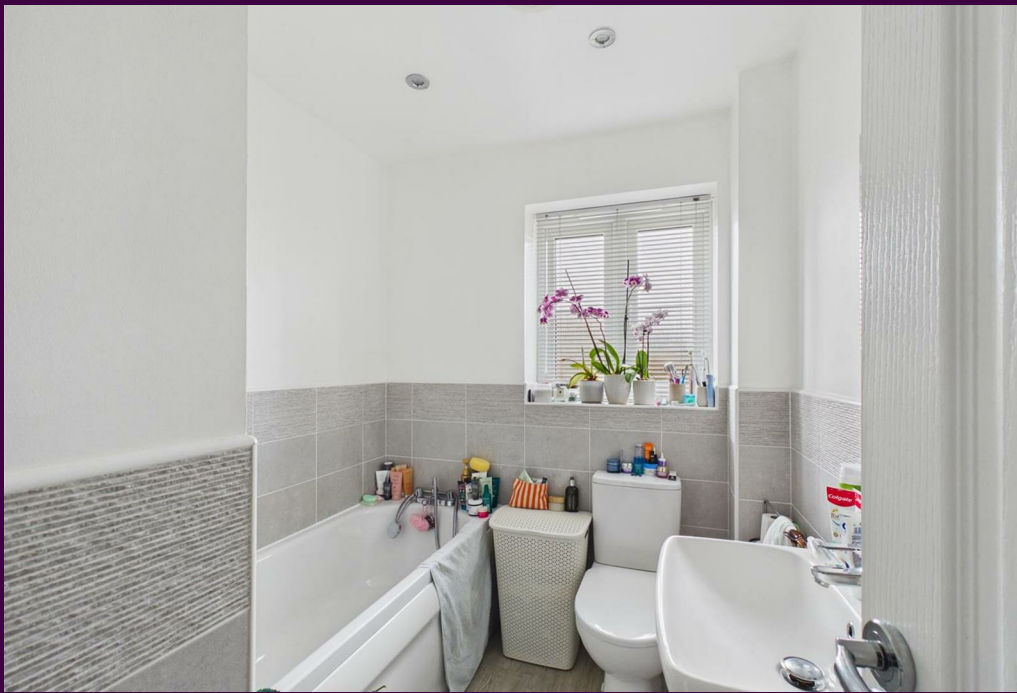
The Location



Council Tax Band: D
Tenure: Freehold



- Envable corner position with attractive and established gardens
- Double-width drive and integral garage
- Very popular, modern Hemlington development
- Impressive 'Taylor Wimpey' build - constructed in 2018
- Spacious rear lounge, separate open-plan kitchen/diner and study/play room
- Four great bedrooms, three with fitted robes and 'Master' with ensuite
- Modern family bathroom



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