
Sinclair
4 Wood Close, Ravenstone
£295,000

# 4 Wood Close

## Ravenstone

Offered with NO UPWARD CHAIN, this THREE DOUBLE BEDROOM DETACHED FAMILY HOME occupying a popular CUL-DE-SAC location within the sought after commuter village of Ravenstone comes to the market featuring an entrance hall giving way to a guest cloakroom. 18'0 lounge and kitchen/diner respectively, whilst also offering a utility room and stairs rising to the first floor landing benefitting from three double bedrooms including a family bathroom and en-suite shower room. Externally, the home features double driveway offering off road parking, a detached garage and a private garden to rear.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Detached Home
- Three Double Bedrooms
- En-suite Shower Room
- Detached Garage
- Off Road Parking
- Cul-De-Sac







**GROUND FLOOR**

**Entrance Hall**
Entered through a composite front door and having an inset opaque double glazed panel and comprising timber effect LVT flooring and stairs rising to the first floor.

**Lounge**
18' 6" x 10' 0" (5.64m x 3.05m)
Enjoying a dual aspect with uPVC double glazed windows to front and side elevations with complimentary uPVC framed French doors accessing the rear garden and having continued LVT flooring from the entrance hall.

**W.C**
Comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, extractor fan and having continued flooring from the entrance hall.

**Kitchen/Diner**
18' 0" x 9' 7" (5.49m x 2.92m)
Inclusive of an attractive range of wall and base units, a four ring induction hub with splash screen and extractor fan over, a double electric oven and grill, a one and a half bowl porcelain sink and drainer unit was swan neck mixer tap and also featuring integrated fridge/freezer and dishwasher. Other benefits include a ceramic tiled flooring, inset downlights and uPVC double glazed windows to front, side and rear elevations.

**Utility**
5' 1" x 7' 2" (1.55m x 2.18m)
Having continued flooring from the kitchen/diner and comprising a worktop with space and plumbing for appliances, a concealed gas fired central heating boiler, access to under stairs storage and uPVC double glazed door accessing the private rear garden.







**FIRST FLOOR**

**Landing**
Stairs rising to the first floor landing gives way to three good size bedrooms and the family bathroom and en-suite respectively and comprises a uPVC double glazed window to rear, airing cupboard housing the hot water cylinder and loft hatch.

**Bedroom One**
18' 0" x 9' 9" (5.49m x 2.97m)
Having uPVC double glazed window to front and fitted wardrobes.

**En-Suite Shower Room**
5' 6" x 6' 6" (1.68m x 1.98m)
This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, double shower enclosure with thermostatic bar mixer tap, inset down lighting, tiled splashbacks, a shaver point, extractor fan, chrome heated towel rail, ceramic tiled flooring and having an opaque uPVC double glazed window to rear.

**Bedroom**
8' 9" x 10' 9" (2.67m x 3.28m)
Having uPVC double glazed window to rear.

**Bedroom**
9' 3" x 10' 2" (2.82m x 3.10m)
Having uPVC double glazed window to front.

**Family Bathroom**
5' 6" x 7' 2" (1.68m x 2.18m)
This three piece white suite comprises a pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, low level push button w.c, panelled bath with splash screen and thermostatic mixer shower over, shaver point, chrome heated towel rail, opaque uPVC double glazed window to front, ceramic tiled flooring, inset down lights and extractor fan.







**REAR GARDEN**

Enjoying a sunny aspect and featuring a paved seating area, giving way to a well maintained lawn surrounded by timber close board fence panelling with bark chip edging and having side gated access, a water point and raised timber sleepers to the rear.

**FRONT GARDEN**

Complemented by an area of stone shingling bisected by a paved walkway accessing the front door beneath a canopy porch and facilitated by wall mounted lighting and a host of mature shrubs.

**Driveway**

A double tarmacadam driveway offers off road parking for multiple vehicles.

**Garage**

16' 4" x 8' 6" (4.98m x 2.59m)

Entered via an up and over door to front and having both light and power.

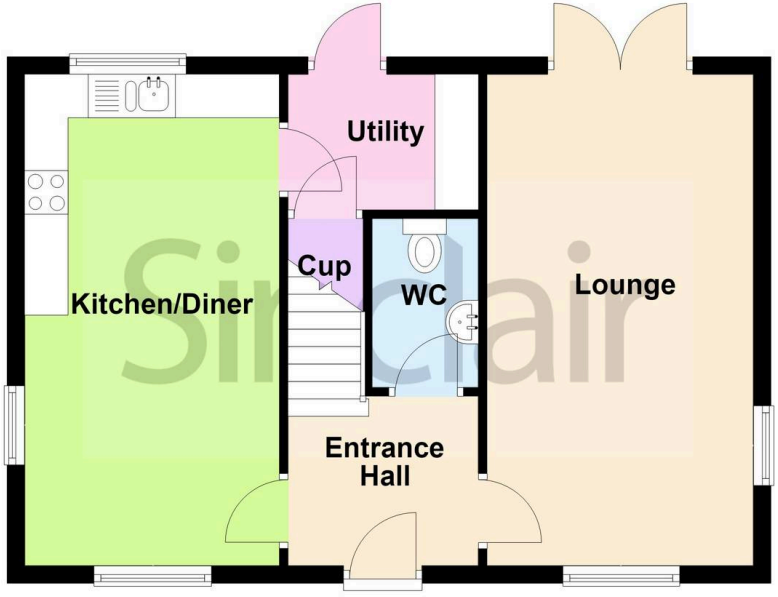






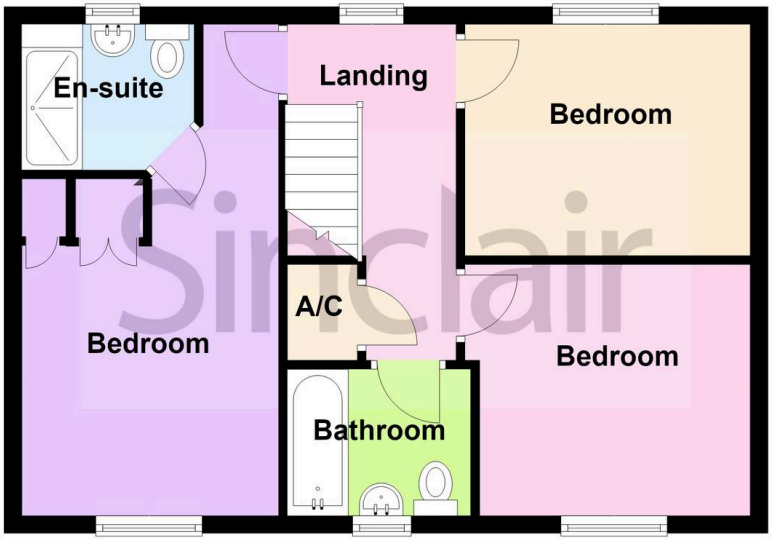
## Ground Floor

Approx. 47.2 sq. metres (507.8 sq. feet)




## First Floor

Approx. 47.2 sq. metres (507.8 sq. feet)





# Sinclair Estate Agents

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