



VERNON CRESCENT | RAVENSHEAD | NOTTINGHAM | NG15 9BP

**BuckleyBrown**  
ESTATE AGENTS

**SIMPLY STUNNING!**...This excellent three-bedroom family home ticks all the boxes! Presenting homely accommodation throughout, this detached property is the perfect choice for growing or established families looking for a home they can make memories in for years to come! Not only that, the location is also terrific, within the sought-after location of Ravenshead with local schools and fantastic transport links connecting to Nottingham.

Upon entry, you'll be instantly impressed with the hallway, where you'll get a great sense of the space on offer throughout the property. The living room has the advantage of having its own log burner, providing a warm and homely ambience for relaxing nights in with the family! There is also the added benefit of French doors leading nicely to the rear garden. The kitchen will certainly have you head over heels, boasting an attractive range of shaker-style wall and base units to utilise, along with an integrated double oven, microwave, and fridge freezer. Additionally, there's a useful utility and a separate WC for added convenience.

The first floor presents you with three superb bedrooms, all of which are a fantastic size with ample space for furnishings and homely touches. The master bedroom even benefits from its own stylish ensuite and fitted wardrobes for that added touch of luxury! Furthermore, there's a separate family bathroom complete with a three-piece suite where you can unwind after a long day!

Outside presents a tiered garden to the front, with steps leading down to a composite front door. There is an enclosed garden to the rear with a maintained lawn, patio seating area, and a fence surround. The perfect setting for enjoying a spot of gardening or an evening drink in the summer months! You'll also find a double driveway for convenient off-road parking.





**Living Room 11'5 x 19'8**  
With carpet to flooring, central heating radiator, log burner, window to the front elevation and French doors providing access to the rear garden.

**Kitchen/Diner 11'2 x 18'7**  
Complete with shaker style cabinets and units, work surface, gas hob, splash back, extractor fan, inset sink with mixer tap above, integrated appliances including an oven, microwave and fridge freezer. Together with tiled flooring, down lights, vertical central heating radiator, dual aspect windows and door leading outside.

**Utility 7'6 x 4'6**  
With additional storage, work surface, plumbing for a washing machine, tumble dryer, and window to the front elevation.

**WC 3'4 x 3'9**  
Fitted with a low flush WC and wash hand basin.

**Bedroom One 9'5 x 12'0**  
With carpet to flooring, central heating radiator, fitted wardrobe, en-suite and window to the front elevation.

**En-Suite 3'2 x 6'11**  
Fitted with an enclosed shower, low flush WC, pedestal sink and full height tiling.



**Bedroom Two 7'11 x 12'2**  
With carpet to flooring, central heating radiator, storage cupboard and window to the front elevation.

**Bedroom Three 11'5 x 7'2**  
With carpet to flooring, central heating radiator and window to the front elevation.

**Bathroom 11'0 x 5'3**  
Complete with a panelled bath, low flush WC, wash hand basin with vanity storage, enclosed shower, full height tiling, heated towel rail and double windows to the front elevation.

**Outside**  
With a tiered garden to the front, with

steps leading down to a composite front door, as well as bark and mature trees. There is an enclosed garden to the rear with a maintained lawn, patio seating area and fence surround.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VERNON CRESCENT  
RAVENSHEAD  
NOTTINGHAM  
NG15 9BP



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BuckleyBrown**  
ESTATE AGENTS