



MAVIS AVENUE | RAVENSHEAD | NOTTINGHAM | NG15 9EB

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £550,000-£575,000 ****

STAND OUT PROPERTY!!.. From the moment you step inside this incredible four-bedroom family home, you will be head over heels. Offering a wonderful combination of both space and presentation, this detached residence is the perfect find for growing families seeking a home they can make memories for years to come. The location is excellent too, within the sought after area of Ravenshead and within walking distance of the village hall, doctors, library and primary school.

Upon entry, you will be greeted by an excellent sized lounge with a charming feature fireplace, creating a homely and inviting atmosphere perfect for both relaxing and entertaining. The kitchen/diner boasts shaker style units, integrated appliances including a five-ring Induction Rangemaster cooker, a pantry, breakfast bar and underfloor heating, all complemented by ample dining space. The sun room provides great views over the rear garden, making it a perfect place to relax and enjoy the surroundings. Additionally, a separate utility room with a built-in fridge and extra appliance space adds convenience to daily living. The property further offers a versatile reception room perfect for utilising as an office, playroom, or however you wish! Together with a handy WC.

The first floor hosts four well-presented bedrooms, each of which has been kept to a high standard. The master bedroom is a true retreat, complete with fitted wardrobes, vaulted ceiling, Juliet balcony and a private ensuite facility for added convenience and luxury. Completing the floor is the modern family bathroom.

The west-facing rear garden features a delightful patio seating area for outdoor gatherings, a spacious lawn, three sheds for storage and a greenhouse for gardening enthusiasts. The beautiful range of surrounding shrubs also adds a touch of natural beauty, and you won't be overlooked. To the front of the property is a block-paved driveway allowing space for ample off-road parking.





Entrance Hall

With central heating radiator, stairs leading up to the first floor, window to the front elevation and access into;

Living Room 14'9" x 21'10"

Spacious and west-facing with feature fireplace and dual aspect windows to the side and rear elevation.

Kitchen 11'1" x 17'6"

Complete with a range of beautiful, shaker-style wall and base units with complementary worktops over, inset sink and drainer with mixer tap,

five-ring Induction Rangemaster cooker, integrated microwave and dishwasher, breakfast bar, kickboard heating, underfloor heating, pantry, Italian porcelain tiles, two windows to the front elevation and open access to;

Dining Area 9'2" x 11'1"

With central heating radiator, Italian porcelain tiles, and French doors leading into;

Sun Room 9'2" x 9'4"

With power, lighting, Italian porcelain tiles, windows overlooking the rear

garden and French doors leading outside.

Utility 6'5" x 10'11"

Complete with a range of matching wall and base units with worktop over, inset sink and drainer with mixer tap, built-in fridge, space and plumbing for both a washing machine and tumble dryer, Italian porcelain tiles, central heating radiator and window to the front elevation. With access into;

Reception Room 8'11" x 10'11"

With central heating radiator and window to the rear elevation.

WC

Complete with a low flush WC, vanity hand wash basin, central heating radiator and two opaque windows to the side elevation.

Landing

With central heating radiator, window to the front elevation and access into;

Master Bedroom 9'6" x 19'3"

With fitted wardrobes and drawers, vaulted ceiling, Juliet balcony, central heating radiator and dual aspect windows to the front and side elevation.



Ensuite 5'5" x 8'1"

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, central heating radiator, full-height tiling and opaque window to the front elevation.

Bedroom Two 11'3" x 14'11"

With central heating radiator and window to the rear elevation.

Bedroom Three 9'3" x 10'11"

With central heating radiator and window to the rear elevation.

Bedroom Four 7'10" x 8'1"

With central heating radiator and window to the front elevation.

Bathroom 8'1" x 9'1"

Complete with a fitted bath, low flush WC, vanity hand wash basin, full-height tiling, downlights and opaque window to the front elevation.

Outside

Featuring a beautifully maintained and landscaped, west-facing rear garden with patio seating area, spacious lawn, three storage sheds and greenhouse. You will not be overlooked, and there's a stunning display of surrounding mature shrubs and trees, along with a surrounding fence that adds a terrific degree of privacy. To the front of the property is a private block-paved



driveway, allowing space for ample off-road parking.

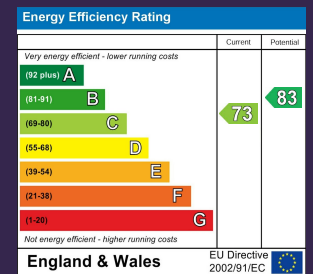






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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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.



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