



£380,000

WINSTER AVENUE | RAVENSHEAD | NOTTINGHAM | NG15 9DD

BuckleyBrown
ESTATE AGENTS

THAT HOMELY FEEL!...Welcome to this inviting three-bedroom home, situated in the highly sought-after area of Ravenshead, boasting convenient links to Nottingham, well-regarded schools and the historic Newstead Abbey right on the doorstep. Perfect for family living. This residence offers a harmonious blend of modern decor, functionality, and homely features which you will adore!

Upon entry, you're welcomed by an inviting hallway. From here, a spacious living room is to your left, ideal for relaxing evenings with loved ones or entertaining guests. Offering dual aspect windows beaming in ample natural light. The adjacent kitchen is well-appointed with shaker style wall and base units, together with a work surface providing plenty of preparation space. The convenience of a utility room adds extra storage space and plumbing for your essential appliances, while the dining room provides a warm ambiance for shared meals and gatherings. Not to mention sliding doors leading nicely to the rear garden. One of the highlights of this home is its versatile ground floor office, offering a dedicated space for remote work or study. The ground floor is completed by a convenient shower room for additional convenience.

The first floor hosts three well-proportioned bedrooms, two featuring fitted wardrobes for ample storage and organisation. Along with a family bathroom off the landing, providing a lovely space to relax after a long day.

Outside, the property boasts a block-paved driveway, providing convenient off-road parking. There is an enclosed garden to the rear with a maintained lawn, decorative shrubbery, patio area, pond and gated side access. Along with a pergola for outdoor seating, flood lighting and handy shed with power.





Living Room 13'1" x 21'3"
With laminate flooring, central heating radiator and dual aspect windows.

Kitchen 9'10" x 10'10"
Fitted with shaker style cabinets and units, work surface, gas hob, integrated oven, extractor fan, tiled walls, inset sink with mixer tap above, plumbing for a dishwasher and window to the side elevation.

Dining Room 12'8" x 14'5"
With central heating radiator, down lights, coving and sliding doors leading outside.



Utility 6'6" x 9'10"
With space for additional storage and plumbing for appliances.

Shower Room 7'7" x 8'1"
Fitted with an enclosed shower, low flush WC, pedestal sink, chrome heated towel rail and storage cupboard.

Office 5'8" x 11'1"
With laminate flooring and storage cupboard.

Bedroom One 12'11" x 20'9"
With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bedroom Two 11'2" x 12'7"
With carpet to flooring, central heating radiator and window to the rear elevation.

Bedroom Three 10'0" x 11'1"
With carpet to flooring, central heating radiator, fitted wardrobe, velux window and window to the front elevation.

Bathroom 5'2" x 7'6"
Complete with bath, low flush WC, wash hand basin with vanity storage and extractor fan.

Outside
With a block paved driveway to the

front elevation providing off-street parking. There is an enclosed garden to the rear with a maintained lawn, decorative shrubbery, patio area, pond and gated side access. Along with a pergola for outdoor seating, flood lighting and handy shed with power, perfect for potential workshop.



Ground Floor:
84Sq.MT/904.17Sq.FT
Approx.

First Floor:
63Sq.MT/678.13Sq.FT
Approx.



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. Specially 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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