



QUARRY ROAD | RAVENSHEAD | NOTTINGHAM | NG15 9AP

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A HIDDEN GEM!!.. Nestled in the sought-after area of Ravenshead, with easy access to local amenities and the town centre, this four-bedroom detached house is truly stunning! Boasting a wonderfully spacious and modern internal layout, this property is perfectly suited to growing families looking for a beautiful place to call their own. Let's head inside..

Upon entry, you'll be greeted by a welcoming entrance hall with a conveniently located WC and large under stairs storage cupboard. Through to the spacious lounge offers plenty of windows with French doors, allowing plenty of light to fill the room. This is the perfect space to unwind. The kitchen boasts a range of attractive units and cabinets, complemented by ample worktop space where you'll love cooking tasty meals. The dining room is just next door, offering space for a large dining room table. This is the perfect setting for hosting dinner parties and family get-togethers.

The first floor accommodates four well-proportioned bedrooms with space for furnishings, the master with an added bonus of fitted wardrobes. The lovely family bathroom is just down the hall, comprising a four-piece suite where you can relax after a long day. The interior of this property accommodates a neutral palette and has been freshly painted with new carpets and internal doors fitted, making it simple to add your own personal touches!

Heading outside, you will find a beautiful private lawn to the rear garden,, a terrific space to invite family over in the summer months. The front comprises of a private driveway and a garage for ample storage. Don't miss out, Call today to book a viewing!





#### Hall

With access to;

#### Living Room 11'3" x 22'0"

With window to front elevation and windows with french doors to rear elevation.

#### Dining Room 7'10" x 11'8"

With window to rear elevation.

#### Kitchen 8'5" x 16'4"

Including a range of cabinets with work surfaces over and sandstone floor tiles with porcelanosa wall tiles. With space

for appliances and window to rear elevation, including door access to side elevation.

#### Landing

With access to;

#### Bedroom One 11'2" x 14'2"

With window to front elevation.

#### Bedroom Two 10'9" x 11'3"

With window to rear elevation.

#### Bedroom Three 8'8" x 13'1"

With window to front elevation.

#### Bedroom Four 8'8" x 8'9"

With window to rear elevation.

#### Bathroom 3'3";259'2" x 10'0"

With a four-piece suite including porcelanosa wall tiles and window to rear elevation.

#### Outside

With a well-maintained lawn and a spacious driveway with a garage to the front.





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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(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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