



£350,000

RAVENSHEAD | NOTTINGHAM | NG15 9FJ

BuckleyBrown
ESTATE AGENTS

SUPERB PLOT!...Welcoming to the market this excellent three bedroom detached home, situated in the sought-after location of Ravenshead. Positioned on a superb plot with transport links into Nottingham, local schools and in short distance of the Historic Newstead Abbey Park. Sound good? Keep on reading to find out more..

Stepping inside, you will find a well-maintained internal layout that immediately makes you feel at home. The living room is just across the hall, and offers a generously sized space to relax. This is enhanced by a beautiful feature log burner, along with a wealth of natural light that floods the space wonderfully and creates an inviting atmosphere. Double door flow into the dining area, where you'll find a great amount of room for family meals. The sitting room is a superb and spacious area with views over the rear garden. This versatile space is perfect for both dining and socialising with friends. The lovely kitchen boasts a range of matching units to utilise, along with ample worktop space for preparing meals. You'll also find space for all your essential appliances, ensuring an organised cooking environment.

The first floor boasts three versatile bedrooms, two of which offer their own fitted wardrobes for added convenience. There is a bathroom equipped with a fitted bath and wall mounted shower above and decorative full-height tiling.

Outside, the property continues to impress, with a low maintenance gravelled frontage and driveway providing off-street parking. The rear garden offers a well-maintained lawn, accompanied by a patio and decked seating area - ideal for enjoying alfresco dining with family and friends. In addition, there is a handy garage to for extra storage space!





Living Room 9'11" x 18'5"
 With carpet to flooring, central heating radiator, coving, log burner, window to the front elevation and French doors leading outside.

Dining Room 8'6" x 9'7"
 With carpet to flooring, central heating radiator, coving and window to the side elevation.

Sitting Room 8'11" x 16'9"
 With carpet to flooring, central heating radiator, dual aspect windows and French doors leading outside.

Kitchen 8'11" x 9'10"
 Fitted with matching cabinets and units, work surface, gas hob, extractor fan, inset sink with mixer tap above, splash back, integrated oven, plumbing for a washing machine, tiled flooring and central heating radiator. Along with a window to the rear elevation.

Bedroom One 10'0" x 12'0"
 With carpet to flooring, central heating radiator, fitted wardrobes and window to the rear elevation.

Bedroom Two 9'4" x 9'11"
 With carpet to flooring, central



heating radiator, fitted wardrobe and window to the rear elevation.

Bedroom Three 6'0" x 10'9"
 With carpet to flooring, central heating radiator and window to the front elevation.

Bathroom 6'0" x 6'10"
 Complete with a panelled bath, low flush WC, pedestal sink, full height tiling and an opaque window to the front elevation.

Outside
 With a gravelled frontage and driveway providing off-street parking. There is an enclosed

garden to the rear with a patio area, lawn and decked seating area.





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		66	
(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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