



Offers In The Region Of £525,000

LEA CLOSE | RAVENSHEAD | NOTTINGHAM | NG15 9EH

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ESTATE AGENTS

NO CHAIN!!! ...There is definitely more than meets the eye with this wonderful four-bedroom detached house standing beautifully with its stunning private driveway and private garden! Located within the convenient area of Ravenshead, local shops and other amenities are only a short journey away!

The ground floor accommodation boasts a grand entrance hallway, let's find out more... Starting with kitchen which includes a range of modern cabinets, units and appliances along with a feature breakfast bar. Decorated wonderfully with splash back tiles and access to a handy utility room, whats not to love?. Moving through to the light and airy living room you will find a cosy log burner fireplace, suitable for movie nights in! Complemented well with sliding doors to the rear, perfect for entertaining throughout the summer months. Following through you will be met by a stunning dining room, allowing a wealth of natural day light to flow through due to its dual aspect windows. Just around the corner is a versatile room which currently lends itself as an office, making this a great space to work from home with pleasant garden views from the sliding doors. Completing this floor is a generous sized bedroom and downstairs WC for added convenience.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to three excellent bedrooms, all of which have been kept to a great standard and offer space and flexibility to add your own stamp. One of the bedrooms benefiting from a private en suite and its own built in wardrobe space. The bathroom is just off the landing and is fitted with a high-end four piece suite.

The outside space complements the property perfectly, presenting a private rear garden with patio seating area, well maintained lawn and surrounding shrubs. This home is a credit to its current owners, could this be your forever home?

Call now to arrange a viewing!





Entrance Hallway

Spacious hallway with a window to the front elevation and further leading access to;

WC

Fitted with a low flush WC, hand wash basin and a window to the front elevation.

Kitchen 8'7" x 12'7"

Complete with a range of matching cabinets and units, inset sink and drainer, essential integrated appliances and a window to the front elevation. Decorated wonderfully with splash back tiles and a feature breakfast bar separating the kitchen from the living room. There is also access to a handy utility room.

Utility 6'1" x 6'5"

Complete with fitted worktop units, inset sink and drainer and space and plumbing

for a washing machine/tumble dryer. With an external door leading to the side of the property.

Living Room 11'4" x 22'6"

Spacious living room with ample space for furniture fitted with a log burner fireplace and sliding doors to the rear. Making this a lovely open space for entertaining in the summer.

Dining Room 11'4" x 13'1"

Ample furniture space with dual aspect windows to the front and side elevation.

Office 10'4" x 11'10"

Versatile room which currently lends itself as an office and is fitted with a window to the rear and sliding doors to the side.

Bedroom Three 11'5" x 11'8"

With a window to the rear elevation.



Landing

With velux window and leading access to;

Bedroom One 13'7" x 14'11"

Spacious bedroom with built in wardrobes, access to a private en suite and dual aspect windows to the side and rear elevation.

En Suite 5'5" x 12'0"

Three piece suite including a hand wash basin, low flush WC, shower and a window to the front elevation.

Bedroom Two 11'5" x 13'0"

With a window to the rear elevation.

Bedroom Four 9'10" x 12'2"

With a window to the rear elevation.

Bathroom 9'2" x 13'0"

Four piece suite comprising of a hand wash basin, low flush WC, bath and shower. Fitted with a velux window.

Outside

Well cared for lawn to the front along with a private driveway allowing for ample off road parking. To the rear there is a well stunning private garden which is mainly laid to lawn with patio seating areas and surrounding shrubs.





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			
(81-91) B			
(69-80) C		70	79
(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	

LEA
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