



£415,000

ASHOVER CLOSE | RAVENSHEAD | NOTTINGHAM | NG15 9DY

**BuckleyBrown**  
ESTATE AGENTS

FAMILY HOME!!...This four bedroom house is a true gem and we can't wait to show you around. Boasting a spacious and well-presented interior, this detached property has room for the whole family, with an open plan layout, spacious garden and neutral fixtures and fittings throughout. Located within a homely cul-de-sac with open views to the rear. You simply must view this one for yourself! Let's take a peek inside..

The ground floor presents you with a warm and cosy living area with a feature fireplace and archway leading into the dining room, perfect for hosting get togethers with friends and family. Flowing nicely into the dining room where you will find ample furniture space and sliding doors to the rear, bringing the outside inside. Moving through to the kitchen there are a range of matching units and appliances, making it simple to show off your culinary skills. Additionally, the ground floor features access to a utility for additional storage from the kitchen along with a handy downstairs WC.

The first floor hosts four generous sized bedrooms, all of which have been kept to a high standard with three benefiting from their very own built in wardrobe spaces. The master bedroom also has the luxury of its own private en suite. Furthermore, the family bathroom can be found just off the landing and complete with a three piece suite.

The garden comprises of a patio seating area, extensive lawn and lovely surrounding shrubs. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a generous private driveway and a garage, allowing space for ample off-road parking.

Call now to arrange a viewing!





#### Entrance Hallway

With access to;

#### Living Room 10'10" x 15'7"

Spacious living room with feature fireplace and a window to the front elevation. Opening into the dining room.

#### Dining Room 10'10" x 9'10"

Ample furniture space with sliding doors to the rear elevation, bringing the outside inside.

#### Kitchen/Dining Room 9'10" x 10'10"

Complete with a range of matching cabinets and units, inset sink and drainer, integrated appliances and further access to a utility.

#### Utility 7'7" x 10'11"

Fitted with worktop units, inset sink and drainer with further space and plumbing for a washing machine/tumble dryer.

#### WC

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

#### Landing

With further access to;

#### Bedroom One 9'10" x 14'2"

With built in wardrobes, access to a private en suite and windows to the front elevation.

#### En Suite 4'9" x 7'10"

Complete three piece suite comprising of a hand wash basin, low flush WC and shower.

#### Bedroom Two 7'8" x 12'9"

With built in cupboards and a window to the front elevation.

#### Bedroom Three 7'10" x 11'1"

With a window to the rear elevation.



#### Bedroom Four 6'11" x 8'4"

Built in cupboard space and a window to the rear elevation.

#### Bathroom 5'4" x 6'11"

Three piece suite comprising of a hand wash basin, low flush WC, bath and overhead shower. With a window to the rear elevation.

#### Garage

Accessible from the front elevation along with an external door and window to the side elevation.

#### Outside

Low maintenance frontage with private driveway and garage allowing for off road parking. to the rear there is a well established garden which is mainly laid to lawn with patio seating area and fence surround.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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