



VERNON CRESCENT | RAVENSHEAD | NOTTINGHAM | NG15 9BP

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CHARACTERFUL & ENCHANTING!... There is definitely more than meets the eye with this traditional three-bedroom detached dormer bungalow. This property stands beautifully with its well-maintained and spacious driveway! Offering ample off-street parking for multiple cars and located within the sought-after area of Ravenshead, local shops and amenities are only a short journey away!

The ground floor accommodates a fabulous layout, including the living room which hosts a feature fireplace and downlights, giving a grand and inviting feel. There is plenty of space here to add your own homely furnishings. Through to the kitchen, you will find a range of units and cabinets with an inset sink and worktop space for all those kitchen appliances, everything you need to cook meals for the family! Next door you will find the dining area is of good size. This room offers versatility to become the third bedroom. Moving through to the conservatory provides the perfect spot to enjoy your morning cup of tea. The shape of the conservatory allows fabulous views of the garden. Completing the floor is a WC for added convenience, not to mention the porch for additional appliances and extra storage space. There is door access from here onto the garden.

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 two bedrooms, both offering space and flexibility to add your own stamp. The shower room is just off the landing and offers a three-piece suite. This property offers so much potential to become the perfect family home!

The outside space complements the property perfectly and presents a large well-manicured and private rear garden with beautiful planted trees surrounding. This is perfect for summer BBQ's with family and friends! To the front hosts a lovely driveway with planted trees and shrubs. There is space here for multiple cars. Call today to arrange a viewing!





### Hall

With access to;

**Living Room 17'4" x 20'1"**

With window to front elevation.

**Kitchen 9'4" x 12'9"**

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

**Dining Room 10'4" x 9'4"**

With access to;

**Conservatory 10'4" x 8'10"**

With windows surrounding and a hard roof.

### Landing

With access to;

**Bedroom One 11'7" x 16'6"**

With window to rear elevation.

**Bedroom Two 17'0" x 9'5"**

With window to front elevation.

**Shower Room 6'2" x 7'3"**

Including a three-piece suite.

### Outside

Including a well-maintained patio and lawn area to the rear. With a driveway to the front offering parking for multiple

cars. There is also a garage and a separate driveway to the rear.







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) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		52	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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