



MAIN ROAD | RAVENSHEAD | NOTTINGHAM | NG15 9GW

**BuckleyBrown**  
ESTATE AGENTS

A GRAND RESIDENCE!!...Meadow View is in a prominent elevated position at the top of a very private, secluded and particularly secure, courtyard of four houses. With it's perfect south facing, sunny back garden, the current owners have been transitioning Meadow View into an eco friendly, zero carbon property with :-

- \* 17 SQ metre glass roof conservatory
- \* 4 kilowatt solar panels
- \* Double loft insulation
- \* Removal of fossil fuels
- \* Electric air source heat pump
- \* Upgrade to double radiators downstairs
- \* LED lighting
- \* Water meter and smart meter to highlight energy consumption

Both ground and first floors have pre-cast concrete floors for improved sound and energy insulation, increased fire safety and total eradication of "squeaky floors". Virtually all partition walls are also of solid block work for improved insulation.

Firstly, a large entrance hall, with wooden flooring leads to the very large living room, also with beautiful wooden floor and natural stone fireplace with chimney. Double doors lead to the separate dining room.

The stunning open plan kitchen and breakfast room boasts two sink units, Bosch/Neff appliances and extensive black granite worktops. Double doors into the fantastic south facing conservatory.

Leading off the hall is the Cloaks/WC and good sized Study/work room.

Heading upstairs to the galleried landing, you will be welcomed to four large sized bedrooms, three of which have fitted wardrobes. The main bedroom and bedroom two have en suites with large showers. Furthermore, you'll find a generously sized main bathroom with bath.

Outside, block paving leads to the detached double garage with electric garage door and parking for 4/ 5 vehicles. The very private and enclosed rear garden features an extended and extensive patio area and garden shed. For Parents and Grandparents, Meadow View has gated access directly onto the Haddon Road Playground/Park.

Call now to arrange a viewing!





**Hall 12'6" x 12'8"**

With access to;

**Living Room 18'6" x 16'8"**

With beautiful flooring and a feature fireplace. Including windows to front elevation. There is also french doors leading to;

**Dining Room 8'11" x 13'2"**

With space for a large dining room table. Including windows to rear elevation.

**Kitchen 12'3" x 17'4"**

Complete with a stunning range of matching units and cabinetry, with complementary work surface over and inset sink. With integrated appliances and an island for extra worktop space. including window to rear elevation.

**Breakfast Room**

With french door access to;

**Conservatory 9'10" x 18'2"**

With fabulous views of the garden, there is plenty of space here for a dining table and chairs or even a furniture set to relax and unwind.

**Study 9'4" x 9'6"**

With windows to front elevation and ample space to utilise for those that work from home.

**Utility 5'11" x 6'10"**

With door access to side elevation. Including units and cabinetry providing storage space. With space for a washing machine.

**WC**

With a hand wash basin and low flush WC.

**Landing**

With access to;

**Bedroom One 14'2" x 16'8"**

With carpeted flooring and windows to front elevation. Including its own personal ensuite for added privacy.

**Bedroom Two 12'10" x 13'3"**

With window to front elevation. Including a private ensuite for added luxury.

**Bedroom Three 8'11" dx 11'10"**

With carpeted flooring and window to rear elevation.

**Bedroom Four 8'11" x 11'6"**

With carpeted flooring and window to rear elevation.

**Bathroom 8'0" x 8'0"**

Including a three-piece suite. With window to rear elevation.

**Ensuite 8'2" x 8'11"**

Including a three-piece suite. With window to rear elevation.

**Ensuite two 6'2" x 8'0"**

Including a three-piece suite.

**Outside**

The rear garden offers a well-maintained and spacious lawn to the rear, a patio seating area and planted trees and shrubs. Including a driveway for multiple cars to park and a double garage for ample storage space.





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) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>89</b>
(69-80) <b>C</b>			
(55-68) <b>D</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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