



SILVERWOOD AVENUE | RAVENSHEAD | NOTTINGHAM | NG15 9BU

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ESTATE AGENTS



PICTURE PERFECT!!.. This beautifully maintained detached home provides versatile family living in the sought-after area of Ravenshead. Standing proud in a terrific area, you'll find excellent shops and amenities, including schools and transport links all within easy reach, making this the perfect choice for growing families. Let's head inside..

The ground floor welcomes you to an excellent living room, providing ample space for furnishings and homely touches that make it easy for you to add your own stamp. You'll love kicking off your shoes and relaxing here. There are French doors from here which leads us to the lovely dining room, which offers space for a large table and chairs. Not to mention the double sliding doors which allow plenty of light to fill the room. The kitchen is just next door and is wonderfully designed for those who love cooking! There's a range of modern units, worktops and integrated appliances to utilise, along with down lights creating a bright ambiance. The sliding double doors lead to the stunning conservatory. This is currently being utilised as a second sitting room and would make the perfect sociable setting to open the French doors and enjoy evening drinks in the summer! To complete the ground floor, you will find a spacious study which comes in handy for those who work from home, and a WC for added convenience.

The first floor hosts four superb bedrooms, the master with its own private ensuite, and each of which offers lots of space and flexibility to add your own stamp. The family bathroom can also be found just off the landing, perfectly catering to the needs of a busy household.

Heading outside, you will be equally impressed to find a lovely patio seating area with steps leading onto the beautifully maintained lawn, and a range of pleasant shrubs and trees surrounding. The front of the property also benefits from a private driveway and garage, allowing space for both off-road parking and secure storage. What's not to love?





#### Porch

With access to;

#### Hall

With access to;

#### Living Room 10'4" x 19'4"

With central heating radiator and window to front elevation.

#### Dining Room 10'4" x 14'2"

Including sliding double doors to rear elevation.

#### Kitchen 13'1" x 14'2"

Including a modern range of cabinetry with work surface over. Including integrated appliances with complimentary flooring and downlights.

#### Snug 10'0" x 13'1"

With window to side elevation.

#### Study 6'9" x 17'6"

With window to front elevation.

#### Conservatory 10'2" x 14'3"

With windows surrounding and french doors leading onto the garden.

#### WC

With low flush WC and hand wash basin

#### Landing

With access to;

#### Bedroom One 13'6" x 14'3"

Including carpeted flooring and central heating radiator. With window to rear elevation.

#### Bedroom Two 10'1" x 14'3"

Including carpeted flooring and central heating radiator. With window to rear elevation.

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

Including carpeted flooring and central heating radiator. With window to side elevation.

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

Including carpeted flooring and central heating radiator. With window to front elevation.

#### Bathroom 6'7" x 8'0"

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

#### Ensuite 6'7" x 10'2"

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

#### Outside

An enclosed garden with a patio area and steps leading up to the well-maintained lawn. With a garage and private driveway to the front of the property.









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>			
(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			
		68	78
England & Wales		EU Directive 2002/91/EC	

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