



£430,000

DOVER BECK CLOSE | RAVENSHEAD | NOTTINGHAM | NG15 9ER

A large, stylized, light-colored letter 'B' is overlaid on the bottom right of the image, partially overlapping the road and the agent's logo.  
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ESTATE AGENTS



\*\*\* GUIDE PRICE £425,000 - £435,000 \*\*\*

A DREAMY BUNGALOW!.. Introducing this charming three-bedroom detached bungalow! This property is located within Ravenshead and nearby to local schools, amenities and commuter links making it easy to travel to neighbouring towns and cities. Lets take a look inside...

As we step inside you will be welcomed into a unique porch further giving access to the spacious hallway. From here you will find the living room offers ample space to relax with a warm and cosy feature fireplace. Moving through to the dining room which is complemented by sliding doors to the conservatory creating a more open plan layout. The conservatory offers a light and airy space with further access to the garden from both sides. Finally, the kitchen comes complete with a range of matching units and cabinets with work surfaces, including an integrated oven and space for appliances, everything you need to cook meals for the family!

As you walk further you will find three generous bedrooms which have been well looked after, two with built-in wardrobe space. The master bedroom also having the luxury of its very own en suite. The family bathroom is just off the hallway and comprises a three piece suite. Not to forget there is a separate WC for added convenience. What's not to love?

Heading outside, this bungalow comes with a double garage and private driveway allowing for ample off road parking. To the rear of the property you will find a well established garden comprising of a spacious lawn, patio seating area and fence surround.

Call our team today to arrange a viewing!







#### Entrance Porch

With surrounding windows to the front along with an additional window to the side and rear. With access to;

#### Hall

With storage cupboard and further access to;

#### Living Room 12'1" x 17'6"

With dual aspect windows to the front and side elevation along with a decorative feature fireplace.

#### Dining Room 11'0" x 11'8"

Ample furniture space with sliding doors to the rear giving access to the conservatory.

#### Conservatory 8'9" x 11'8"

With surrounding windows and external doors to both sides.

#### Kitchen 11'0" x 12'0"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. Access to a rear porch.

#### Rear Porch

With surrounding windows, giving access to the rear garden.

#### WC

Fitted with a hand wash basin and low flush WC.

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

Spacious room with built in wardrobes, carpeted flooring, central heating radiator and a window to the front elevation. With access to a private en suite.



#### En Suite 5'8" x 6'7"

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

#### Bedroom Two 8'11" x 14'3"

With carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Three 8'8" x 14'3"

With built in wardrobes, carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 5'11" x 7'7"

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

#### Outside

Low maintenance frontage with a double garage and private driveway for ample off road parking. Extensive lawn to the rear 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. 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
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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