



Offers Over £410,000

CROMFORD COURT | RAVENSHEAD | NOTTINGHAM | NG15 9GG

**BuckleyBrown**  
ESTATE AGENTS

BEAUTIFUL FAMILY HOME!...Discover this perfect family home, ideally situated in the highly desirable area of Ravenshead. Boasting excellent transport links to Nottingham and the historic Newstead Abbey just a stone's throw away, this property offers both convenience and charm. Not to mention, setback with a driveway allowing for ample off-street parking and a delightful, secluded rear garden. This property provides kerb appeal with lovely pubs and woodland walks nearby, making it the perfect home for anyone!

The ground floor comprises a welcoming entrance porch leading to a generous hall. A newly fitted kitchen with integrated appliances, a separate dining room, and a spacious and welcoming living room opening into a bright conservatory ensuring ample space for family living and entertaining. Additionally, there is a handy office, perfect for remote working or study, and a convenient ground floor WC.

The first floor offers four well-proportioned bedrooms, providing comfortable spaces for the entire family. The master bedroom benefits from built-in wardrobes, and there is additional storage on the landing. A large family bathroom features modern fixtures, including a bath and a separate shower cubicle.

The property includes a detached garage, offering extra storage or parking space. The enclosed rear garden is beautifully maintained with a lawn and hedge surround, creating a private and well-maintained space for outdoor activities and relaxation.





Living Room 10'11" x 16'9"  
With carpet to flooring, central heating radiator, feature fireplace coving and double doors leading into the conservatory.

Conservatory 9'3" x 11'8"  
With tiled flooring, central heating radiator, surrounding windows and sliding doors leading outside.

Kitchen 8'7" x 14'3"  
Fitted with shaker style wall and base units, work surface, space for a freestanding cooker, extractor fan, splash back, inset sink with chrome mixer tap above, dishwasher, down

lights and window to the front elevation.

Dining Room 8'9" x 13'10"  
With laminate flooring, central heating radiator, coving and French doors leading outside.

WC  
Fitted with a low flush WC, wash hand basin and an opaque window.

Bedroom One 10'11" x 13'10"  
With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.



Bedroom Two 8'9" x 14'3"  
With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Three 8'9" x 13'10"  
With carpet to flooring, central heating radiator and window to the rear elevation.

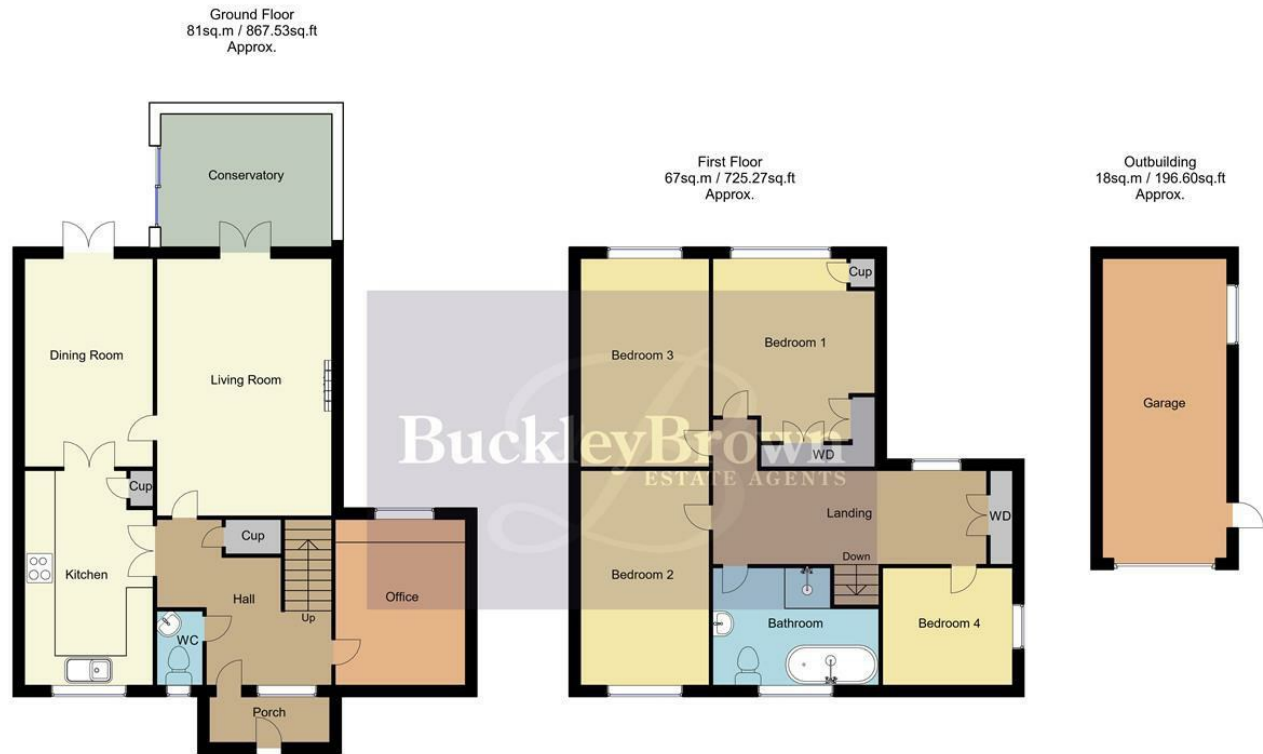
Bedroom Four 8'0" x 8'10"  
With carpet to flooring, central heating radiator and window to the side elevation.

Bathroom 8'0" x 8'10"  
Complete with a panelled bath, low flush WC, wash hand basin, heated

towel rail, enclosed shower, full height tiling and an opaque window to the front elevation.

Outside  
With a driveway providing off-street parking. There is an enclosed garden to the rear with a maintained lawn and hedge 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) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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