



CHESTNUT AVENUE | RAVENSHEAD | NOTTINGHAM | NG15 9DN

BuckleyBrown
ESTATE AGENTS

A WHOLESOME FAMILY RESIDENCE!!... We proudly welcome you to this excellent three-bedroom detached home. Positioned in the sought after area of Ravenshead, this house is a true gem and offers a well-planned layout, a spacious rear garden and wonderful views. Let's take a look around..

Upon entry you will be presented with the entrance hall which leads us to the impressive-sized living room, which is a very sociable setting with space for a sofa and other furnishings, including a large window allowing plenty of light to fill the room. Through to the kitchen, you will find matching cabinetry and units, an inset sink and space for all of your appliances. The island offers ample storage and extra work surfaces which come in handy when cooking. Not to forget the back door which allows handy access, onto the garden. Just next door hosts a dining room with sliding double doors which lead out onto the patio seating area. The ground floor is complete with a WC for added convenience.

Heading to the first floor, you'll discover three wonderful bedrooms, all of which offer space and flexibility to add your own stamp. Just off the landing is the family bathroom, including a three-piece suite with a shower over the bath.

Outside, the residence boasts a very spacious and private garden with a well-maintained lawn and a patio seating area, perfect for BBQ's and family parties in the summer months. To the front of this property hosts a garage for ample storage, and a driveway for private parking. This residence really is the whole package. Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





Hall

With access to;

Living Room 16'4", 111'6" x 20'2"

With window to front elevation.

Kitchen 12'8" x 20'1"

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

Dining Room 9'0" x 10'11"

Including double sliding doors to the rear and a window to side elevation.

WC

Including a hand wash basin and low flush WC.

Landng

With access to;

Bedroom One 9'11" x 15'9"

Including window to front elevation. Including built in storage cupboards.

Bedroom Two 8'6" x 16'6"

Including window to rear elevation.

Bedroom Three 8'7" x 12'1"

Including window to rear elevation.

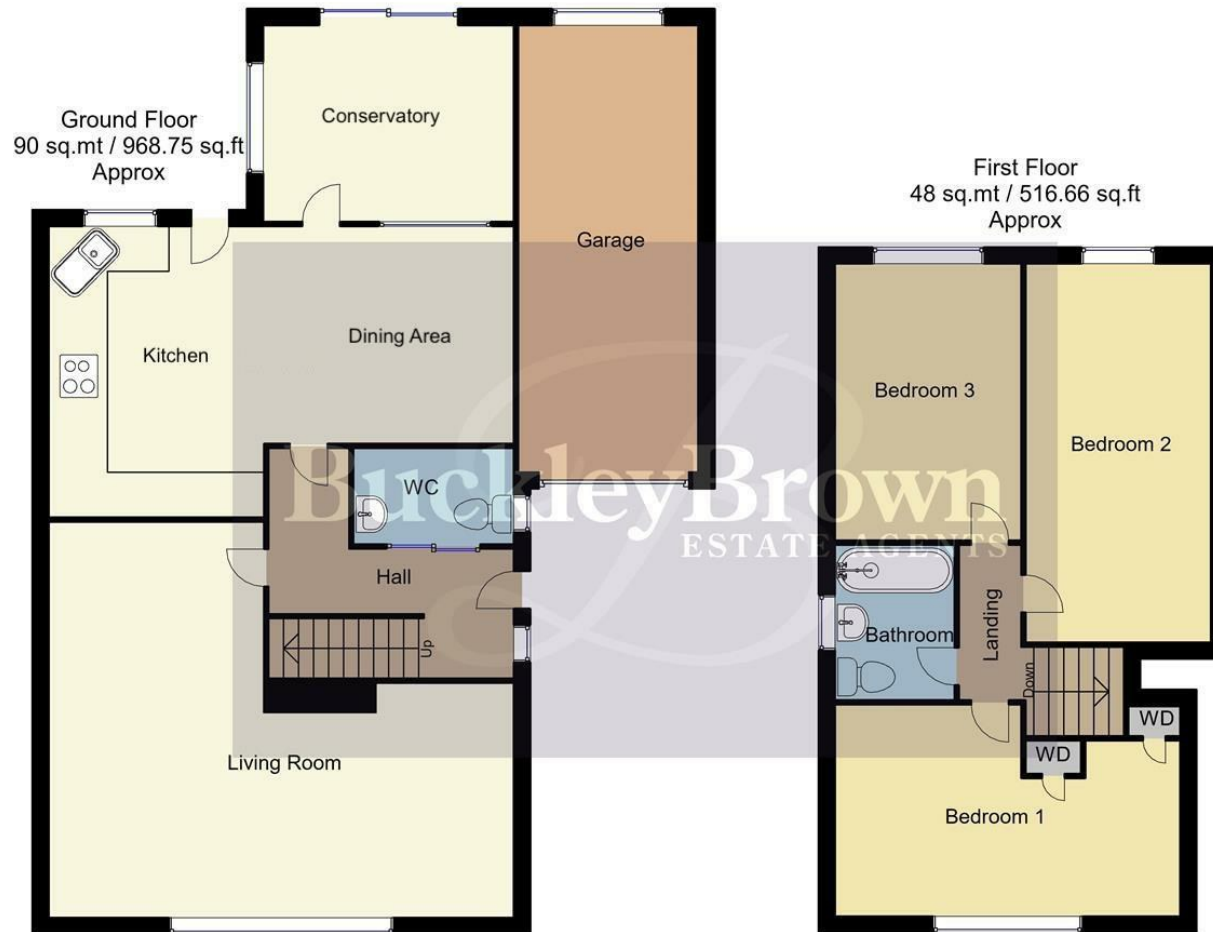
Bathroom 5'6" x 6'9"

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

Outside

The rear garden offers a private and enclosed plot with a well-maintained lawn and patio seating area. To the front of the property hosts a garage and a driveway with parking for multiple cars.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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