



SUMMERCOURT DRIVE | RAVENSHEAD | NOTTINGHAM | NG15 9FT



CREATE LASTING MEMORIES!!.. We welcome you to this excellent three-bedroom detached property. Positioned in the sought-after area of Ravenshead, this house is a true gem and offers a well-planned layout, local amenities and a spacious rear garden. Let's take a look around...

Starting with the beautifully decorated study, which gives access to a spacious and well-kept living room, there is plenty of space here for all of your household furnishings. This room leads us into the bright and airy kitchen/dining room. This room offers an impressive amount of space and storage for those who enjoy cooking. There is a range of modern units and cabinetry with work surfaces above, an integrated oven and microwave/oven, a dishwasher, and a fridge. Just next door, you will find a handy utility room which hosts even more storage and an inset sink. Not to mention space for a washing machine and door access to the rear of the property. Completing the floor is the WC for added convenience.

Heading up to the first floor, you will discover three generous bedrooms providing ample space to add your own stamp. Two of the bedrooms include fitted wardrobes. The family bathroom provides a four-piece suite including a bath and separate shower cubicle.

Outside, the residence boasts a well-kept garden with decorative plants and shrubs. To the bottom of the garden you will find a shed and a summer house for storage space, and a sheltered pergola seating area where you can enjoy evening drinks! There is also a patio seating area for alfresco dining. The front of the house also features a driveway offering private parking for multiple cars. Call today to arrange a viewing!





Hall

With access to;

Living Room 12'9" x 16'7"

With window to front elevation.

Kitchen/Dining Room 7'9" x 28'6"

Complete with a modern range of matching units and cabinetry, with complementary work surface over and an inset sink. There is an integrated oven and oven/microwave, a dishwasher and a fridge. Not to mention the built-in breakfast bar area and space for a dining room table.

Utility 6'7" x 7'11"

Complete with units and cabinetry, with space for a washing machine. With door access to side elevation.

Study

With dual aspect windows.

WC

Including low flush WC and hand wash basin.

Landing

With access to;

Bedroom One 11'10" x 12'10"

With window to front elevation.

Bedroom Two 11'1" x 11'3"

With window to rear elevation.

Bedroom Three 7'4" x 8'11"

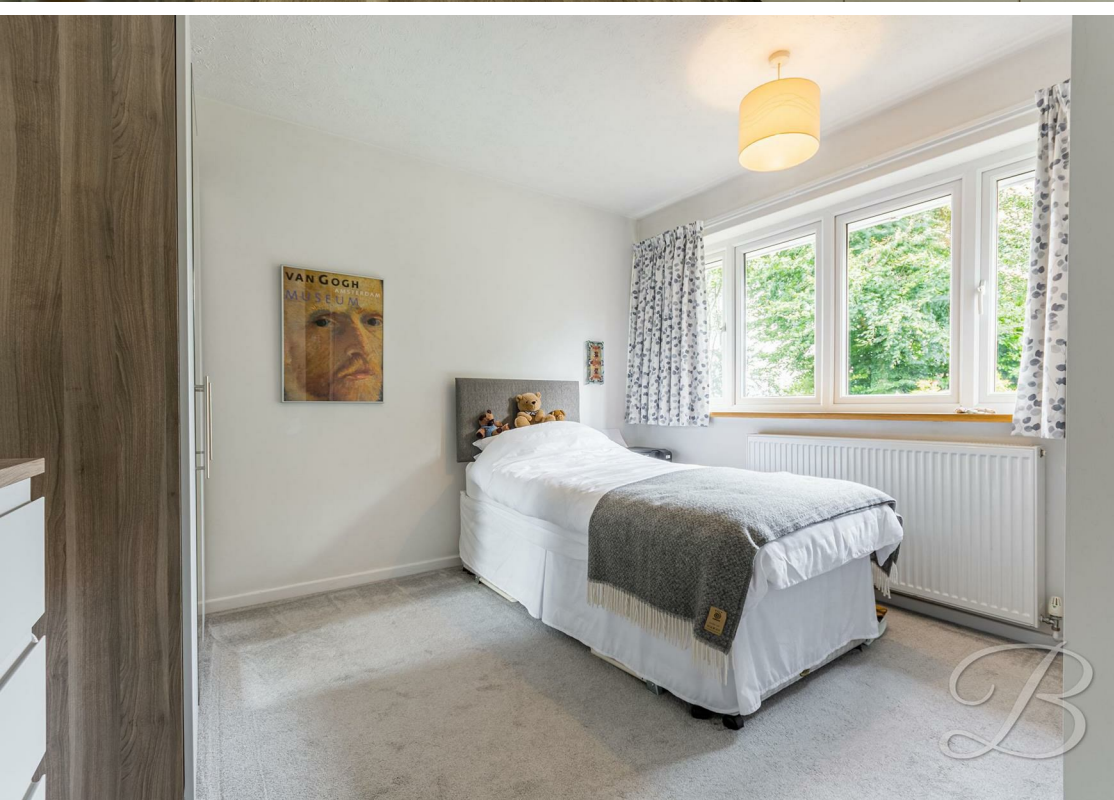
With window to front elevation.

Bathroom 7'10" x 8'7"

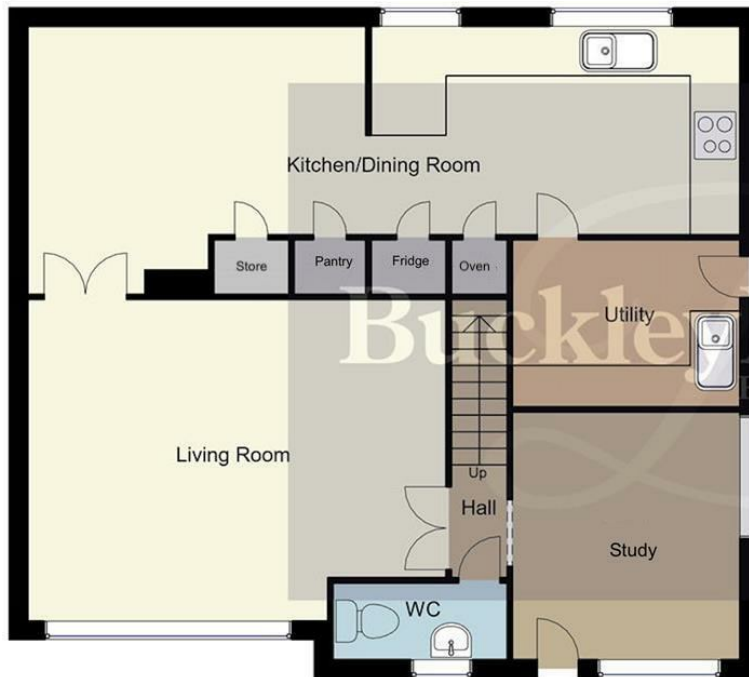
Complete with a four-piece suite. With windows to side elevation.

Outside

To the rear offers a well-maintained and decorative lawn area with two storage sheds to the bottom. There is also a pretty pergola seating area. To the front of the property hosts a spacious driveway with parking for multiple cars.



Ground Floor
72 sq.mt / 775.00 sq.ft
Approx



First Floor
50 sq.mt / 538.19 sq.ft
Approx



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			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(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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