



Offers Over £750,000

SHEEPWALK LANE | RAVENSHEAD | NOTTINGHAM | NG15 9FB

BuckleyBrown
ESTATE AGENTS

A LASTING IMPRESSION!...Situated in the sought-after area of Ravenshead, stands this impressive family home offering both style and practicality. Upon entering, you are greeted by a generous hallway leading to various well-appointed rooms. The kitchen is the heart of this home, featuring sleek gloss wall and base units, elegant Quartz worktops, and integrated appliances for a seamless look. Adjoining the kitchen is a bright and airy dining area, perfect for entertaining.

The home boasts two living rooms, with the largest one showcasing a striking exposed brick feature wall, adding a touch of character and charm. A separate study provides a quiet space for work or studying. Conveniently located off the kitchen the utility room is equipped with plumbing for both a washing machine and tumble dryer, offering extra practicality for everyday.

The upper floor comprises five generously sized bedrooms, including a Jack-and-Jill en-suite accessible from both bedroom two and bedroom three. The master bedroom is enhanced by its own en-suite and an abundance of space for all of your furnishings. The large window on the landing allows natural light to flood the space, making it feel open and welcoming.

Outside, the property offers a block-paved driveway leading to a double integral garage, providing ample parking space. The rear of the property opens onto a spacious garden, complete with a well-maintained lawn and mature trees, providing a sense of privacy.





Entrance Hallway

With tiled flooring, coving, carpeted staircase leading to the first floor, with access to;

Living Room 11'7" x 17'11"

With carpet to flooring, central heating radiator, coving, feature wall with exposed brick and inset, double windows and French doors leading to the rear garden.

Snug 11'4" x 14'11"

With carpet to flooring, central heating radiator, feature fireplace, coving and window to the side elevation.

Kitchen/Dining Room 23'7" x 16'10"

Complete with gloss wall and base units, Quartz work surface, gas hob, extractor fan, splash back, inset sink with mixer tap above, integrated wine cooler, microwave and oven. With down lights, tiled flooring, kick board lighting, central heating radiator, two windows to the rear elevation and French doors leading outside.

Utility 10'0" x 5'2"

With a work surface, cabinets, inset sink, plumbing for a washing machine and tumble dryer. With tiled walls, central heating radiator, boiler and door leading outside.

Study 11'7" x 8'4"

With carpet to flooring, central heating radiator, coving, fitted units and a bay window to the front elevation.

WC

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

Landing

With carpet to flooring, central heating radiator, generously sized window and access to;

Bedroom One 17'10" x 18'11"

With carpet to flooring, two central heating radiators, down lights, double windows to the front elevation, Jack and Jill en-suite and double velux windows.



En-Suite 6'6" x 10'5"

Fitted with a bath, low flush WC, Bidet, wash hand basin, vanity storage, tiled flooring, shower and an opaque window.

Bedroom Two 11'7" x 12'0"

With carpet to flooring, central heating radiator, built-in wardrobe, down lights, Jack and Jill en-suite and window to the front elevation.

Bedroom Three 13'1" x 9'7"

With carpet to flooring, central heating radiator, down lights, fitted wardrobe, en-suite and window to the rear elevation.

Bedroom Four 10'4" x 13'9"

With carpet to flooring, central heating radiator, built-in wardrobe and window to the rear elevation.

En-Suite 7'0" x 10'6"

Fitted with a low flush WC, wash hand basin, vanity storage, shower, panelled bath, tiled flooring and window to the side elevation.

Bedroom Five 9'10" x 11'3"

With carpet to flooring, central heating radiator, down lights and built-in wardrobe.

Outside

With a block paved driveway leading to a double integral garage. With a spacious garden to the rear with a maintained lawn and mature trees creating extra privacy.





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 | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 81 |
| (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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