



Offers Over £600,000

NOTTINGHAM ROAD | RAVENSHEAD | NOTTINGHAM | NG15 9HG

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ESTATE AGENTS

Nestled on the prestigious Nottingham Road, this stunning four-bedroom detached residence is the perfect place to call home. With its impressive curb appeal, gated driveway, and beautifully maintained gardens, it's easy to see why this property is so special. From the moment you arrive, you'll be captivated by the charm and elegance of this exceptional home, set in a highly sought-after location.

As you step through the front door, you're greeted by a bright and inviting entrance hallway, featuring sweeping arches that open into the main living areas. The ground floor boasts two spacious reception rooms, each featuring gorgeous bay windows that flood the rooms with natural light. With high ceilings and intricate beam detailing, these rooms exude a grand and welcoming atmosphere—perfect for both relaxing and entertaining.

Further into the home, you'll find a well-appointed kitchen, complete with an array of matching units and ample space for appliances. Adjacent to the kitchen is a cozy breakfast room, where patio doors open onto the garden, offering beautiful views of the lush surroundings. Additionally, this property features a versatile study or gym, which can be adapted to suit your lifestyle, as well as a convenient utility room, a plant room, and a downstairs WC.

The ground floor also boasts a spacious master bedroom with en-suite facilities, providing a serene retreat, along with the fourth bedroom, ideal for guests or a home office.

Upstairs, you'll find two generously sized bedrooms, each with the added luxury of its own dressing room. A stylish family bathroom, located off the landing, completes the first floor.

Outside, the property truly shines with established gardens that wrap around the front, side, and rear of the home. The rear garden offers a paved area—perfect for outdoor dining, BBQs, and entertaining family and friends.





Entrance Hallway

Spacious and unique hallway with large archways creating an open and airy space upon entry, this hallway is bound to make a impression on anyone who is welcomed into this home. Having wooden floors and central heating radiator and giving access to;

Living Room 17'1" x 17'11"

A cosy room with wooden floors and wooden beams providing a characterful space. Having windows to the side elevation and a beautiful bay window to the front elevation that allows light to flood the room. This is the perfect space for relaxing after a long day with your loved ones.

Dining Room 17'0" x 17'11"

Spacious reception room currently lending

itself as a dining room but has the flexibility to fit the new owners needs. Fitted with a feature fireplace and a bay window to the front elevation, this room has wooden floor throughout and gorgeous high ceilings.

Breakfast Room 8'11" x 14'10"

Versatile space open plan to the kitchen offering the perfect entertaining space for family and friends. Having wooden flooring, central heating radiator and patio doors leading out to the garden making indoor out living transition a breeze.

Kitchen 12'5" x 19'5"

Complete with a range of matching cabinets, worktop units, inset sink and drainer along with all essential integrated appliances. Featuring a breakfast bar area



which hosts a wonderful space to sit and enjoy your morning coffee, whilst dividing the areas. This room is fitted with a window to the rear and access to an inner hallway.

Inner Hallway

Giving access to a utility, study/gym and a downstairs WC. Further access to a porch area.

Porch

Access to a plant room, with a window and external door to the side elevation.

Plant Room 4'11" x 9'11"

With two windows to the side elevation.

Utility 9'4" x 10'5"

Ample worktop surfaces and cupboards along with space and plumbing for a washing machine/tumble dryer. Window to the side elevation.

Study/Gym 8'7" x 8'8"

Versatile room with spot lighting and a window to the rear elevation.

WC

Fitted with a low flush WC, hand wash basin and a window to the side elevation.

Bedroom One 11'11" x 18'11"

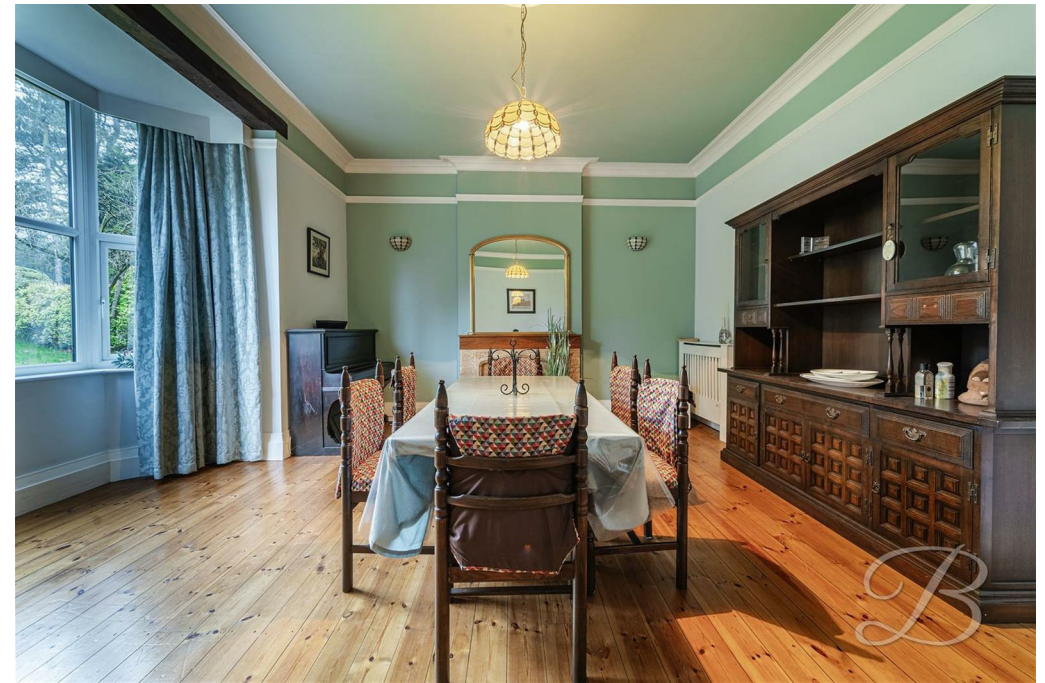
Laminate flooring, central heating radiator and dual aspect windows to the rear and side elevation. Access to a private en suite.

En-Suite 5'10" x 6'0"

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

Bedroom Four 9'8" x 11'10"

Laminate flooring, central heating radiator and a window to the side elevation.



Bathroom 7'10" x 9'1"

Four piece suite including a hand wash basin, low flush WC, shower and a bath. Window to the rear elevation.

Landing

Expansive landing offering sloped ceilings, a window to the front and leading access into;

Bedroom Two 8'8" x 14'9"

Laminate flooring, central heating radiator, eaves storage and access to a dressing room. Fitted with a velux window.

Dressing Room 8'7" x 9'1"

Laminate flooring, central heating radiator and a velux window. Ample storage space.

Bedroom Three 7'4" x 14'9"

Laminate flooring, central heating radiator, eaves storage and a velux window. Open plan to a dressing room area.

Dressing Room 8'7" x 9'1"

Laminate flooring, central heating radiator and a velux window. Ample storage space. Behind here you will also find a large walk in storage loft.

Shower Room 4'0" x 8'9"

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

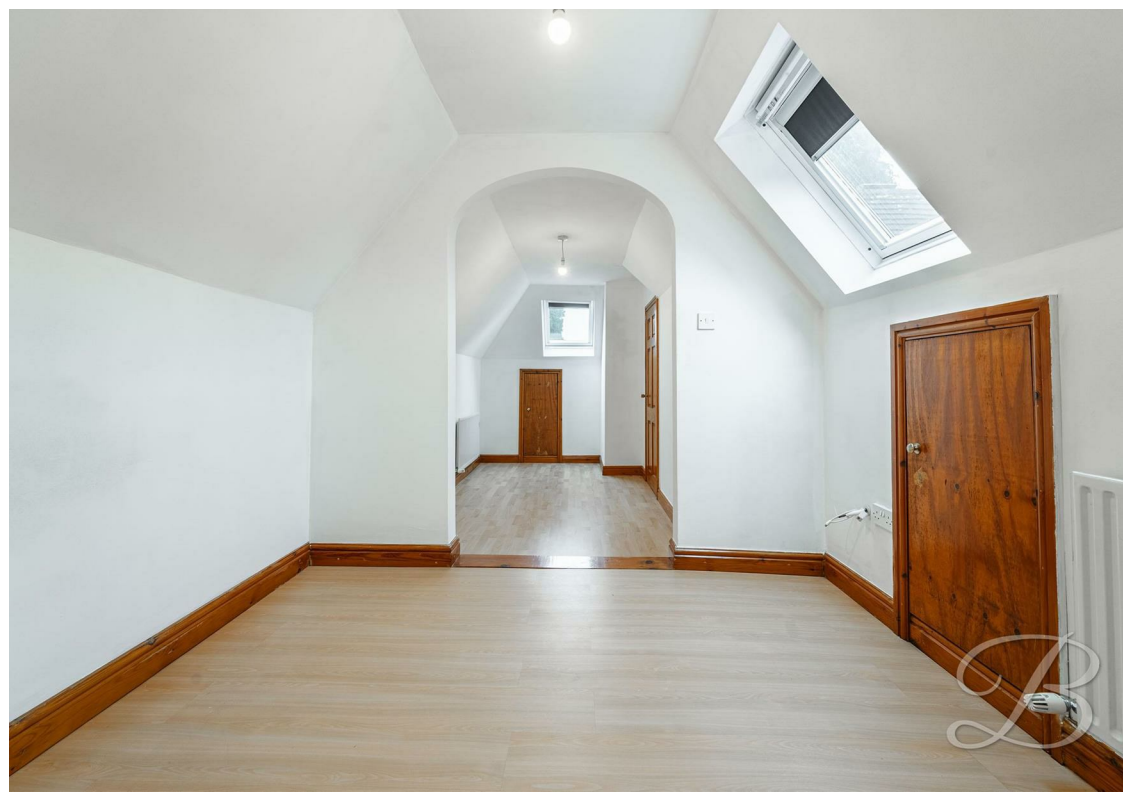
Garage

Accessible from the front elevation providing storage or secure parking.

Outside

Upon arrival, you'll be welcomed by a gated driveway and a well-maintained front lawn. The rear garden is predominantly laid to lawn, bordered by beautiful, mature forestry that ensures a private and peaceful retreat. This tranquil space offers year-round enjoyment, with no concerns about privacy. Additionally, a spacious decked seating area provides the perfect spot for outdoor entertaining, ideal for BBQs and gatherings with family and friends.







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. 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		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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