



Guide Price £700,000

46 LONGDALE LANE | RAVENSHEAD | NOTTINGHAM | NG15 9AD

**BuckleyBrown**  
ESTATE AGENTS



**\*GUIDE PRICE £700,000 - £725,000\***

We proudly welcome you to this stunning four-bedroom bungalow, which offers a spacious and versatile living space, perfect for modern family living. This property is located in the heart of Ravenshead, nearby local shops, green spaces and local transport links, this property offers convenience and easy access to everything you need. Lets take a look inside...

Upon entry you will be welcomed by the bright and airy hallway, which in turn leads to the Living/Dining room. A standout feature of the living room is the stylish fireplace, which serves as a focal point, creating that relaxing atmosphere. Double doors lead through to the kitchen, allowing for easy access and a smooth flow between the two rooms. The kitchen/sitting room is a beautifully designed open-plan space that seamlessly blends cooking and relaxation areas. The kitchen boasts a complete range of high-gloss units and ample worktop space, providing both functionality and modern style. Double doors open to the garden, bringing in natural light and offering easy access to outdoor spaces. This room also serves as a comfortable sitting area, with plenty of space for sofas, creating a perfect setting for both cooking and entertaining. Additionally you will find a handy WC.

Adjacent to these rooms, you will find four generously sized bedrooms, all of which are designed with comfort and practicality in mind, making this bungalow the perfect home for those seeking both style and functionality. The shower room offers a modern three-piece suite, offering a sleek and practical space.

The exterior of this bungalow is equally as impressive, featuring a large driveway that provides ample parking space and easy access to the garage. At the rear, you'll find a well-kept garden with a laid lawn, perfect for outdoor activities and relaxation. There's also a patio seating area, ideal for al fresco dining or enjoying the outdoors Whilst mature trees add a touch of charm and privacy.





### Entrance Hall

The hallway features a built-in storage cupboard, offering convenient space. Oak doors provide access into;

### Living Room/Dining Room 11'10" x 25'7"

Complete with carpeted flooring, feature fireplace and double doors leading to the kitchen. This room hosts that cosy and inviting atmosphere. With windows to front elevation.

### Kitchen/ Sitting Room 18'5" x 8'6"

The kitchen boasts a complete range of high-gloss units and ample worktop space, providing both functionality and modern style. It is equipped with an integrated

oven, gas hob with a hood over, and an inset sink and drainer. The room also serves as a comfortable sitting area, with plenty of space for sofas. With double doors to the rear elevation and windows to the side and front elevation.

### WC 0'10" x 7'0"

Complete with a low flush WC and hand wash basin.

### Bedroom One 11'11" x 13'5"

The bedroom is a comfortable and peaceful space, offering plenty of room for a bed and furniture. With a window to front elevation.

### Bedroom Two 7'9" x 17'10"

The bedroom is a comfortable and



peaceful space, offering plenty of room for a bed and furniture. With a window to rear elevation.

### Bedroom Three 8'11" x 20'7"

The bedroom is a comfortable and peaceful space, offering plenty of room for a bed and furniture. With a window to rear elevation.

### Bedroom Four 13'9" x 16'10"

The bedroom is a comfortable and peaceful space, offering plenty of room for a bed and furniture. This room benefits from built in wardrobes. With a window to rear elevation.

### Shower Room 6'7" x 12'11"

Complete with a modern three piece suite

including a walk in shower, low flush Wc and hand wash basin. With a window to front elevation.

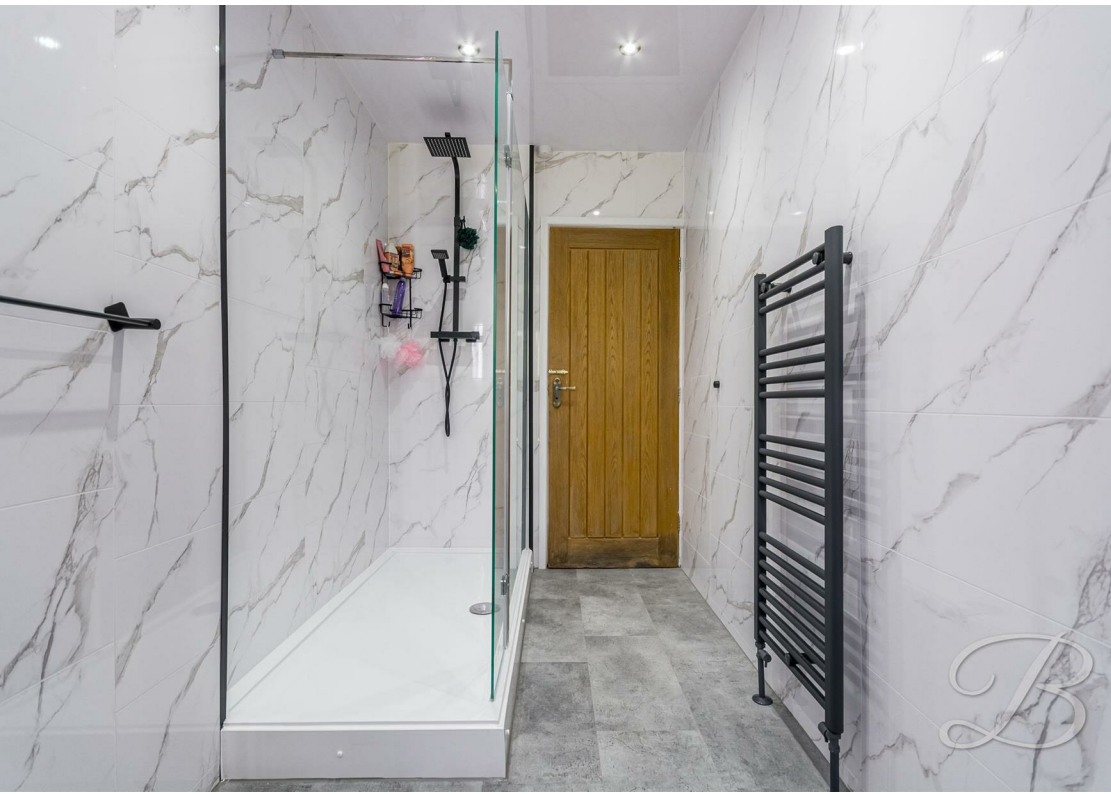
### Outside

The exterior features a large driveway at the front, bordered by a neatly laid lawn. The rear garden offers a spacious laid lawn and a patio seating area, surrounded by mature trees, creating a private and tranquil outdoor space.

### Garage 12'11" x 47'2"

Accessible from the front and side elevation. The garage provides further off road parking or handy storage space.









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 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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