



Offers Around £425,000 Freehold

21 PRIORY AVENUE | RAVENSHEAD | NOTTINGHAM | NG15 9BT

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NO UPWARD CHAIN - DON'T MISS OUT!...

Located in the sought-after village of Ravenshead, this spacious four-bedroom detached property is beautifully positioned on a generous corner plot, just a short distance from local amenities, schools, and transport links. Offering a versatile layout, this home is ideal for growing families or those seeking a forever home in a well-connected, desirable area. Lets take a look inside...

Upon entry, you're welcomed into a bright hallway. The kitchen is a real standout feature, boasting thick stone flooring sourced from Nepal, as well as high-quality fittings and finishes. It offers access to both a playroom—ideal for children or as an additional living space—and a practical utility room for added convenience. A versatile study provides the perfect space for home working, a hobby room, or a quiet retreat. The living room is warm and welcoming, featuring carpeted flooring and an open-plan layout that flows seamlessly into the conservatory, creating a light-filled, spacious environment ideal for entertaining or family relaxation. A downstairs WC completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom benefits from a private en-suite shower room and a large window that fills the space with natural light. Bedrooms two and three both feature fitted wardrobes, providing excellent built-in storage. The main family bathroom is fitted with a contemporary three-piece suite.

To the front, the home boasts a large driveway, offering ample off-street parking and an attractive approach. The rear garden is a private haven—mostly laid to lawn and beautifully framed by mature trees, providing both shade and seclusion for outdoor dining, play, or peaceful relaxation.

Call today to arrange a viewing!!!





Entrance Hall

The entrance hall sets the tone for the rest of the home. Featuring soft carpeted flooring, creating a warm and welcoming atmosphere. A staircase rises to the first floor, while windows to the front elevation allow natural light to flood in, creating a bright and airy feel. From here, surrounding doors provide access to the main living areas of the home, offering a practical and well-connected layout.

Kitchen 16'4" x 19'11"

This characterful and versatile kitchen is a true heart of the home, featuring luxurious thick stone flooring sourced from Nepal, adding both charm and durability. At the centre is a movable island, offering flexible space for food preparation, dining, or entertaining—easily positioned to suit your needs. The kitchen is equipped with matching cabinetry and ample worktop surfaces, creating a sleek and cohesive look. It includes an inset sink and drainer, along with a built-in integrated oven. With windows to the front and side elevation. Additionally, the kitchen offers direct access to both the utility room and the playroom, making it a highly functional hub for family living.

Play Room 9'4" x 10'4"

This versatile reception room offers a flexible space that can be easily adapted to suit your lifestyle—whether as a children's playroom, home office, hobby room, or snug.

Accessed via double doors from the kitchen, it benefits from a seamless flow within the home. With a window to the front elevation.

Utility 5'10" x 6'1"

The utility room offers additional storage space and functionality, it features an inset sink and drainer, ideal for everyday tasks, and a door leading directly out to the garden—providing easy access to the garden.

Study 7'6" x 9'4"

This versatile room offers a quiet and adaptable space, perfect for use as a home office, study, reading room, or even a hobby area. With a window to the rear elevation.

Living Room 9'5" x 20'0"

The living room features comfortable carpeted flooring and a spacious feel, ideal for relaxing or entertaining. Its open-plan layout flows seamlessly into the conservatory, creating a bright and airy extended living space that's perfect for modern family life.

Conservatory 9'0" x 17'8"

The conservatory features surrounding windows that flood the space with natural light, creating a peaceful spot to relax and enjoy views of the garden year-round. With doors opening directly out to the garden.



WC 2'11" x 6'11"

Complete with a low flush WC and hand wash basin.

Landing

Surrounding doors provide access into;

Bedroom One 11'1" x 17'3"

Complete with carpeted flooring, central heating radiator and windows to the front and side elevation. This room benefits from its own en-suite facility and amazing, far reaching views.

En-suite 4'3" x 5'9"

Complete with a three piece suite including a shower, low flush WC and hand wash basin.

Bedroom Two 9'4" x 19'11"

Complete with carpeted flooring, central heating radiator and windows to the front and side elevation. This room benefits from fitted wardrobes and an aerial socket.

Bedroom Three 10'6" x 15'10"

Complete with carpeted flooring, central heating radiator and windows to the front and side elevation. This room benefits from fitted wardrobes and loft access.

Bedroom Four 9'3" x 13'6"

Complete with carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 5'4" x 7'1"

Complete with a three piece suite including a bath, low flush WC and a hand wash basin.

Outside

To the front, the property boasts a large driveway, providing ample off-street parking and a welcoming approach to the home. The rear garden offers a private and tranquil outdoor space, mostly laid to lawn and framed by mature trees.





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	80
EU Directive 2002/91/EC		

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