



Price Guide £500,000 Freehold

8 DOVER BECK CLOSE | RAVENSHEAD | NOTTINGHAM | NG15 9ER

BuckleyBrown
ESTATE AGENTS

500,000 - 525,000 - NO UPWARD CHAIN - SPACIOUS, VERSATILE & WELL-POSITIONED!...

Welcome to this impressive four-bedroom detached home, perfectly positioned in the sought-after village of Ravenshead—offering peace, privacy, and convenient access to excellent local schools, shops, woodland walks, and transport links. Designed with flexibility in mind, this spacious property provides ample room to suit a variety of lifestyles, whether you're looking to entertain, work from home, or simply enjoy comfortable family living.

Entry from the front is via a glazed porch through a door to the generous hall with doors leading off. The kitchen features a handy breakfast bar and offers access to a separate utility room and a light-filled conservatory—ideal for morning coffee or as a quiet retreat. From the kitchen, you flow into the breakfast room, a generous versatile space which could serve as a dining area, playroom, or even a home office. Double doors lead to the main living room which is bright and inviting, boasting a charming bay window, a feature fireplace, and a large sliding door opening out to the garden—perfect for relaxing or hosting guests. An electric canopy provide shade to both the south facing patio and lounge. There's also a separate dining room, providing even more flexible living space for family needs.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The master bedroom benefits from its own en-suite, while the main family bathroom is fitted with a three-piece suite, ideal for daily convenience.

Externally, the property stands proudly with a driveway, garage, laid lawn, and surrounding shrubbery to the front, offering strong kerb appeal. The rear garden is both private and tranquil, featuring patio seating areas, a neat lawn, and a variety of mature trees and shrubs, creating a peaceful outdoor haven.

Call today to view!





Entrance hall

With carpeted flooring, stairs rising to the first floor, Built in storage cupboard and surrounding doors providing access into;

Kitchen 10'3" x 11'10"

With a window to the rear elevation and a door providing access to the breakfast room and another into the utility room.

Utility Room

With further cabinetry and worktop space. With an inset sink and drainer and space for appliances and a large storage cupboard. With a door providing access into the conservatory.

Conservatory 3'7" x 10'8"

Complete with surrounding windows and a door to the rear elevation and rear of the garage.

Breakfast room 9'11" x 12'4"

With carpeted flooring, window to rear elevation and double doors opening into the living room.

Living Room 11'10" x 20'4"

With carpeted flooring, feature fireplace, bay window to front elevation and a large sliding door opening to the rear.

Dining Room 9'1" x 11'1"

With carpeted flooring and a window to the front elevation.

WC 3'11" x 6'6"

Complete with a low flush WC and hand wash basin.

Landing

Generously sized with spectacular view across the countryside. Hatch and loft ladder into roof space. Surrounding doors provide access into;

Bedroom One 12'1" x 12'11"

With carpeted flooring, fitted wardrobe and a window to the rear elevation. This room benefits from its own en-suite facility.

En-suite 5'4" x 8'10"

Complete with a bath, hand basin and plumbing for WC and underfloor heating



Bedroom Two 10'9" x 12'0"

With carpeted flooring and a window to the rear elevation.

Bedroom Three 8'11" x 15'0"

With carpeted flooring and a window to the front elevation.

Bedroom Four 8'7" x 9'2"

With carpeted flooring, fitted wardrobe and a window to the front elevation.

Bathroom 6'10" x 8'10"

Complete with a three piece suite including a shower, low flush WC, hand wash basin and generous storage. Also an airing cupboard housing a hot water tank with immersion heater.

Outside

Outside The front offers a large block paved driveway, double garage (with electric door), laid lawn, and surrounding shrubbery. The rear features patio seating areas, lawn, and a mix of mature trees and shrubs for a private, natural setting.

Garage 17'3" x 18'11"

A secure garage, easily accessible from the conservatory and front elevation through electric operated door, offering ideal space for vehicle storage or additional use as a workshop or storage area. The roof space is boarded with a hatch and loft ladder to gain access to the generous space.

Additional Information

- Gas central heating throughout the property
- Recently serviced burglar alarm.
- Covered passageway between the house and garage which houses gas and electricity meters and access to conservatory. (Useful for deliveries, storage of summer chairs over winter etc)



Ground Floor
133 Sq.m/ 1429.55 Sq.ft
Approx



First Floor
79 Sq.m/ 848.92 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. 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	80
EU Directive 2002/91/EC		

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