



Price Guide £350,000 Freehold

17 SILVERWOOD AVENUE | RAVENSHEAD | NOTTINGHAM | NG15 9BU

**BuckleyBrown**  
ESTATE AGENTS



\*\*\*\*GUIDE PRICE £350,000-£360,000\*\*\*\*

SPACE IN ABUNDANCE!...

This is a wonderful example of a three bedroomed detached family home, located in this ever well regarded location. Within easy reach of a wealth of local amenities as well as being in the catchment area for an outstanding primary school. There are certain properties that undoubtedly need to be viewed for the full attributes and sheer size of accommodation to be appreciated. Well, that is the case with this home!

We are sure that you will be just as impressed as we were when you step inside this home. If you are a growing family in search of some all important extra space, then do not delay in coming to visit this home. The well balanced accommodation boasts a welcoming entrance hall that has a staircase rising to the first floor accommodation. There is then a light and airy family sized reception room that is so inviting and will make the perfect space to entertain. The focal point is the feature fireplace housing a gas fire, making this a lovely room to relax in. A super addition to the property is the conservatory that leads off from the lounge, overlooking and providing access outside to the garden for convenience. Furthermore, you will find a nicely presented and modern fitted kitchen which comes complete with a range of units. In addition to this, there is a further reception room that is presently used as the dining room, making the perfect open plan kitchen...the choice really is yours! There is also a useful downstairs WC, fitted with a suite in white.

The first floor will continue to put a smile on your face, having three well proportioned bedrooms and a spacious family bathroom done to an exceptional standard. Externally, it is fair to say that the property stands well and featuring a wealth of attractive features. There is the benefit of off street parking with a driveway. There is then a well maintained and enclosed garden having a patio and lawn. Come and take a look.





### Entrance Hall

With a telephone socket, central heating radiator and a uPVC front entrance door. Stairs rising to the first floor accommodation.

### Lounge 11'10" x 19'7"

A spacious reception room with the focal point being the feature fireplace housing a gas fire. With a window to the front elevation and a central heating radiator.

### Conservatory 10'2" x 9'8"

Double doors provide access outside to the garden for convenience.

### Kitchen 11'8" x 7'4"

Fitted with a range of matching wall and base units with a sink and drainer unit set into working surfaces benefiting from

complementary tiled splashbacks. Having a gas hob, double electric oven and an integrated dishwasher & fridge. With a window to the rear elevation, tiled floor, central heating radiator and a useful understairs storage cupboard. Door provides access outside to the garden for convenience.

### Dining Room/Occasional Room 8'5" x 14'4"

A versatile room that could be utilised for a variety of purposes. With a window to both the front and side elevations. Two central heating radiators.

### Downstairs WC

Fitted with a modern suite in white comprising; low level WC and a wall mounted wash hand basin benefiting from



complementary tiled splashbacks. With an opaque window to the side elevation.

### Landing

With a ceiling hatch providing access to fully insulated loft. Doors lead into;

### Bedroom One 11'10" x 10'7"

With a window to the front elevation, fitted wardrobes and a central heating radiator.

### Bedroom Two 11'10" x 8'9"

With a window to the rear elevation and a central heating radiator.

### Bedroom Three 8'3" x 12'0"

With a window to the front elevation, a telephone socket and a central heating radiator.

### Family Bathroom 11'10" x 7'3"

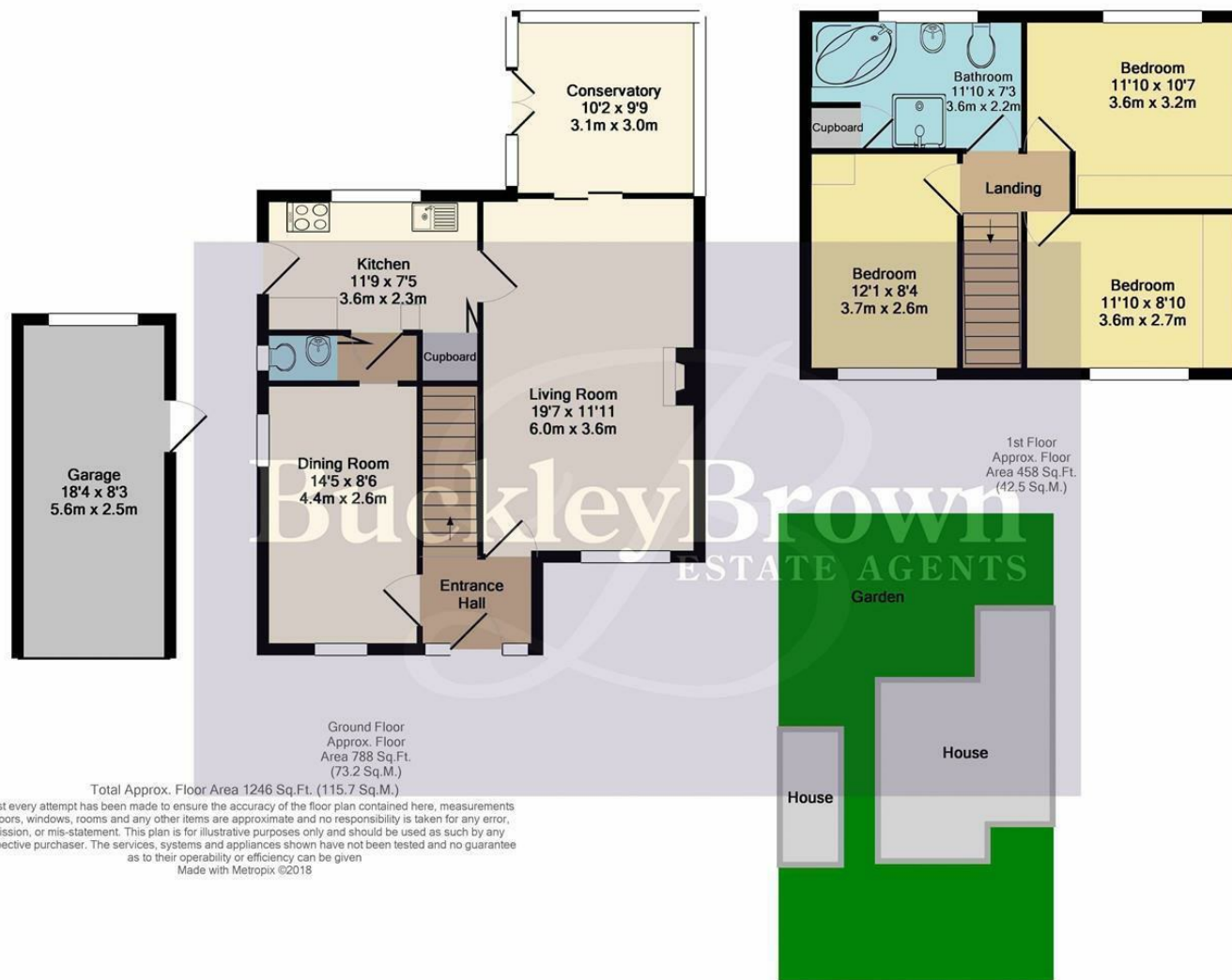
A well appointed family bathroom fitted with a corner panelled bath, shower cubicle, low level WC and a pedestal wash hand basin benefiting from complementary tiled splashbacks. With an opaque window to the rear elevation, central heating radiator and a cupboard housing the central heating boiler.

### Outside

The outside space complements the property well, boasting ample off street parking with a driveway. There is the added advantage of a single garage with an electric up and over door. A pathway down the side of the property leads to the pleasant rear garden. Featuring an enclosed rear garden boasting a patio and lawn.







Site Plan

**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>                          |           | <b>81</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>G</b>  |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



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