



**15 Silverwood Avenue**  
**Ravenhead, Nottingham NG15 9BU**  
**Offers Over £450,000**

- A FOUR BEDROOM DETACHED PROPERTY, THAT HAS BEEN COMPREHENSIVELY EXTENDED AT BOTH GROUND AND FIRST FLOORS LEVELS.
- WELL PRESENTED THROUGHOUT AND INCLUDING GAS HEATING AND UPVC DOUBLE GLAZING.
- LIVING ROOM WITH MARBLE FIREPLACE AND DOUBLE DOORS LEADING TO DINING ROOM.
- SNUG/TELEVISION LOUNGE AND LASTLY, A GROUND FLOOR OFFICE OR STUDY.
- THREE FURTHER DOUBLE BEDROOMS AND FULLY TILED FAMILY BATHROOM.
- VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE OF 185.4 SQUARE METRES (1995.5 SQ FEET) WHICH IS NOT EASILY SEEN FROM THE ROAD
- ENTRANCE PORCH, HALLWAY AND GROUND FLOOR CLOAKROOM (WC AND HAND BASIN).
- FITTED BREAKFAST KITCHEN WITH APPLIANCES AND BRICK AND UPVC CONSERVATORY.
- MASTER BEDROOM, FREESTANDING WARDROBES AND LARGE EN-SUITE SHOWER ROOM.
- GARDEN TO THE FRONT, DRIVEWAY LEADING TO GARAGE AND ENCLOSED REAR GARDEN WITH LAWN AND PATIO.

## VIEWING

And further information through our Mansfield office on 01623422777. Alternatively, email [sales@davidblount.co.uk](mailto:sales@davidblount.co.uk)

## DIRECTIONS

Leave Mansfield along the A60 Nottingham Road. After approximately 4 miles turn left onto Longdale Lane and then left onto Vernon Avenue. Turn right onto Vernon Crescent, turn right onto Duncan Avenue and turn left onto Silverwood Avenue.

## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Tiled flooring.

### HALLWAY

Having wooden block flooring. Cloakroom. With WC and counter top basin.

### OFFICE/ STUDY

**16'2 to cupboards x 6'9 (4.93m to cupboards x 2.06m)**

UPVC front aspect, radiator and built in storage cupboards to one end.



### LIVING ROOM

**19'4 x 10'4 (5.89m x 3.15m)**

The focal point being the marble fireplace with inset living flame electric fire. UPVC front aspect, two radiators and coving to the ceiling. Glazed double doors through to the dining room.



### DINING ROOM

**14'2 x 10'4 (4.32m x 3.15m)**

UPVC patio doors to the rear garden. Additional UPVC side aspect, radiator and coving.



### SNUG

**13'1 x 10'0 (3.99m x 3.05m)**

Wooden block flooring, UPVC side aspect, radiator and spindle staircase.



### BREAKFAST KITCHEN

**14'3 x 12'5 (4.34m x 3.78m)**

A lovely breakfast kitchen fitted with an extensive range of base and eye level units, composite work tops and inset sink unit. Built in electric oven, separate gas hob and extractor. Integrated dishwasher, washing machine and fridge/freezer. Radiator and UPVC patio doors and window to conservatory.



### CONSERVATORY

14'9 x 10'5 (4.50m x 3.18m)

A brick and UPVC conservatory, electric wall heater, air conditioning unit/heater and laminate flooring.



### FIRST FLOOR

#### LANDING

Access to the available loft space. UPVC front elevation.



### BEDROOM ONE

13'5 x 10'10 increasing to 14'4 (4.09m x 3.30m increasing to 4.37m)

Freestanding double wardrobes, dressing table and bedside cabinets. Radiator and UPVC rear elevation.



### EN-SUITE

Having large walk-in shower area and wash hand basin and WC within vanity unit. Full tiling to the wall, tiled flooring, radiator, shelved cupboard and PVC panelled ceiling.



### BEDROOM TWO

14'3 x 10'1 (4.34m x 3.07m)

Secondary loft access, radiator and UPVC rear elevation.



### BEDROOM THREE

11'3 x 10'5 increasing to 12'1 (3.43m x 3.18m increasing to 3.68m)

Radiator. UPVC side elevation.



### BEDROOM FOUR

10'4 x 8'1 (3.15m x 2.46m)

Radiator. UPVC front elevation.



### BATHROOM

Comprising panelled bath, with integrated shower unit, wash hand basin and WC, set within vanity unit. Full tiling to the walls, tiled flooring, upright radiator, extractor and PVC panelling to the ceiling.



### OUTSIDE

There is a garden area to the front of the property and driveway, leading to garage: 17'7 x 8'4 (5.36m x 2.54m) with electric up and over door and internal door from the conservatory, light and power. The garden then extends to the side of the property. There is an enclosed garden to the rear, with central lawn. A secluded patio area is to one side of the property. There is also a garden pond.



The property is in council tax band D (Gedling Borough Council).

### FINANCIAL ADVICE

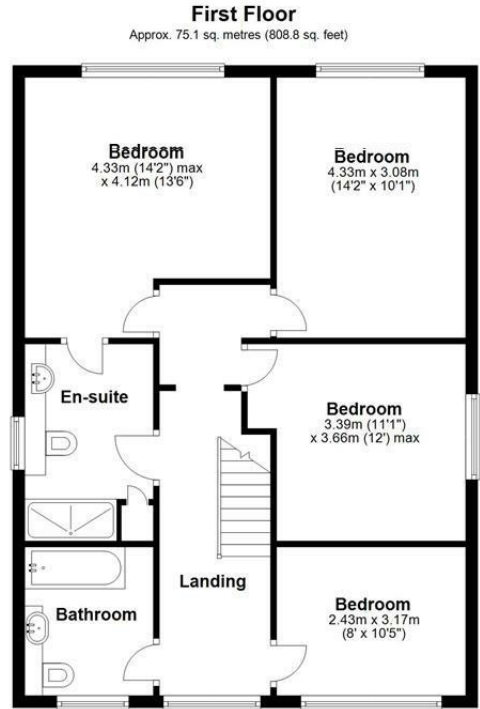
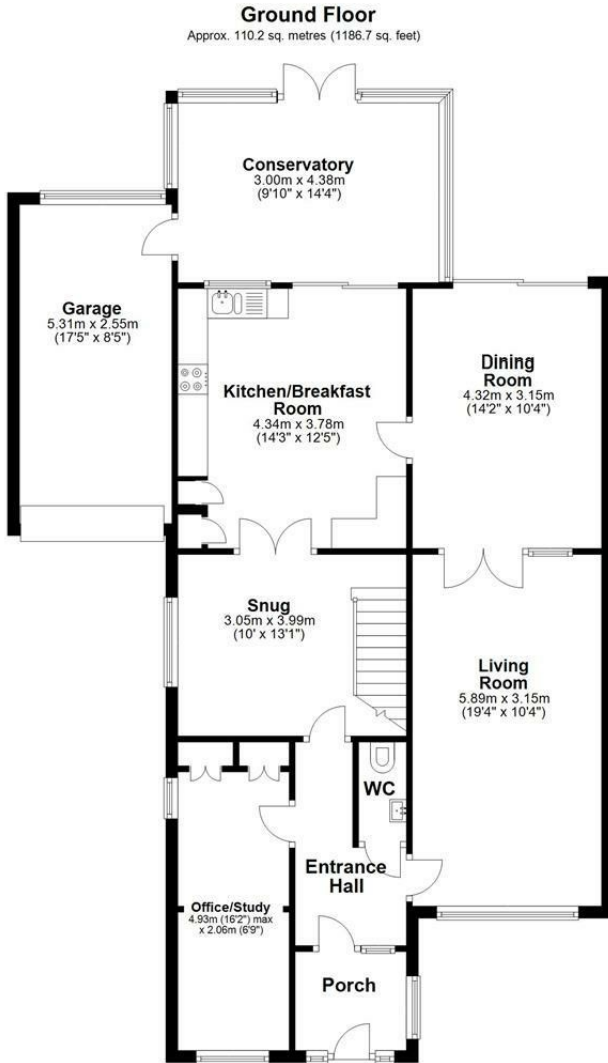
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. M5603/30.01.2024



Total area: approx. 185.4 sq. metres (1995.5 sq. feet)

Kristine Prınca  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
68	78
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A
<small>EU Directive 2002/91/EC</small>	