



£425,000 Freehold

42 MILTON DRIVE | RAVENSHEAD | NOTTINGHAM | NG15 9BE

**BuckleyBrown**  
ESTATE AGENTS

A GREAT OPPORTUNITY!... Nestled in the highly sought-after village of Ravenshead, this generous four-bedroom detached bungalow sits on an approx. 0.3-acre plot and offers flexible, comfortable living in a prime location close to shops, schools, and excellent transport links. The versatile accommodation makes it ideal for growing families or multi-generational living.

Step inside to a well-equipped kitchen opening into a bright breakfast room, featuring a skylight that floods the space with natural light. The dining room, accessed from the hallway, has elegant double doors leading into the spacious living room — perfect for formal dining or relaxed family gatherings. The living room provides a welcoming space for entertaining or unwinding in comfort.

Throughout the home, the calm atmosphere and thoughtful layout create a holiday-home feel. Practical additions include a utility room, cloakroom, and separate WC.

The bungalow offers four bedrooms, including three spacious doubles. One benefits from an ensuite shower room, another has an adjacent shower room, and the master bedroom features a four-piece ensuite bathroom and leads out to a rear terrace. The fourth single bedroom provides flexible use as a home office or hobby room and leads into the garden room — a bright, airy space with windows and doors overlooking the tranquil garden.

Outside, the property features a low-maintenance front garden, driveway parking, and an integral garage/store. The south-facing rear garden is a peaceful oasis with a rear terrace and extensive side patio ideal for outdoor entertaining, leading down to a laid lawn.

Call now to arrange your viewing!





**Entrance Hall**  
With access into;

**Cloak Room 3'6" x 6'9"**  
The cloakroom offers a practical storage space for guests and everyday use

**WC 3'7" x 5'6"**  
With a low flush WC and hand wash basin.

**Dining Room 10'6" x 14'1"**  
With laminate flooring, window to front elevation and double sliding doors opening into the living room.

**Living Room 13'9" x 17'1"**  
With laminate flooring, feature fireplace, access into the store room and a window to the front elevation.

**Kitchen 10'10" x 20'1"**  
Complete with a range of matching cabinetry and maple worktop surfaces. It features an inset

sink and drainer, island and an integrated eye level oven. With access into the utility, access into the breakfast room and a door and window to the side elevation.

**Utility**  
Complete with further cabinetry, worktop surfaces, inset sink and drainer and space for appliances.

**Breakfast Room 8'5" x 8'7"**  
With a skylight and surrounding windows.

**Hall**  
Surrounding doors to provide access into;

**Bedroom One 11'10" x 14'11"**  
With carpeted flooring, central heating radiator and a window and door to the rear elevation. This room benefits from fitted wardrobes and its own en-suite facility.

**Bathroom 7'6" x 11'7"**  
Complete with a four piece suite including a bath, shower, low flush WC and hand wash basin.

**Bedroom Two 12'5" x 13'1"**  
With laminate flooring, central heating radiator and a window to the rear elevation. This room benefits from its own en-suite facility.

**Shower Room 6'2" x 6'5"**  
Complete with a three piece suite including a shower, low flush WC and hand wash basin.

**Bedroom Three 10'5" x 14'10"**  
With carpeted flooring, central heating radiator, built in storage cupboard and a window to the side elevation.

**Shower Room 3'11" x 4'11"**  
Complete with a three piece suite including a shower, low flush WC and hand wash basin.

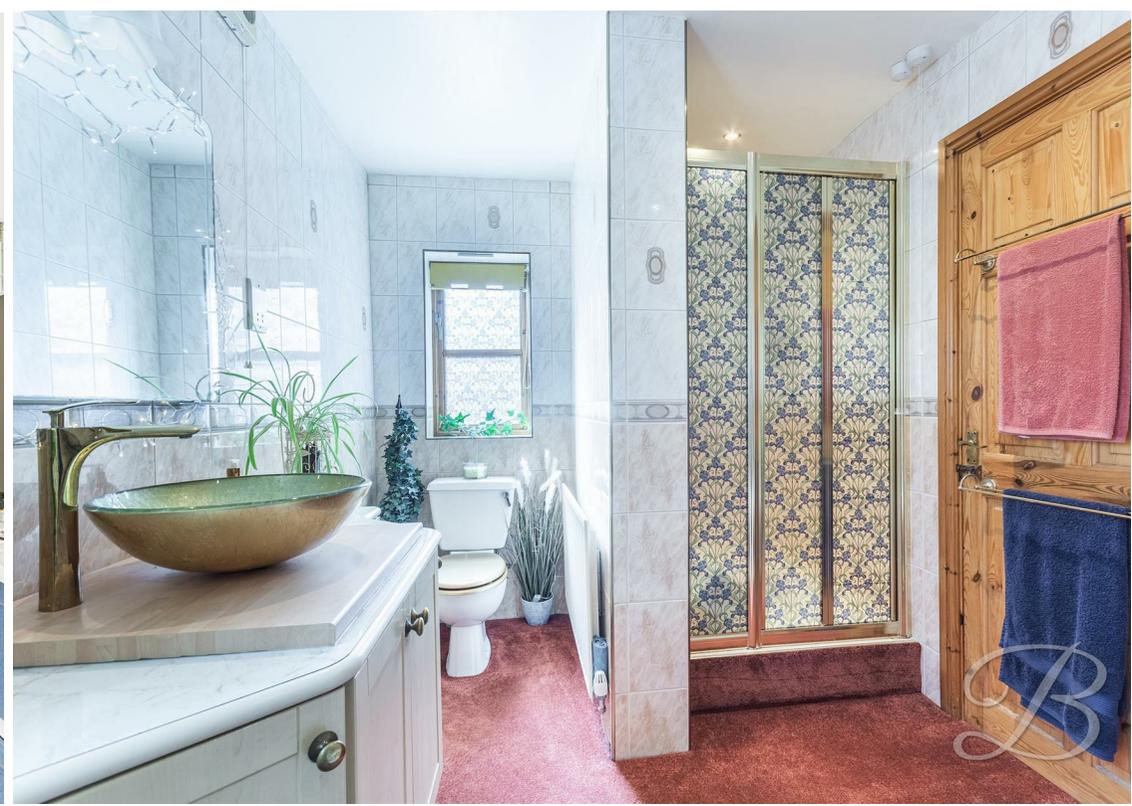
**Bedroom Four/Study 7'6" x 7'10"**  
With a window to the side elevation and doors providing access into the garden room.

**Garden Room 9'7" x 11'10"**  
With surrounding windows and doors to the rear elevation.

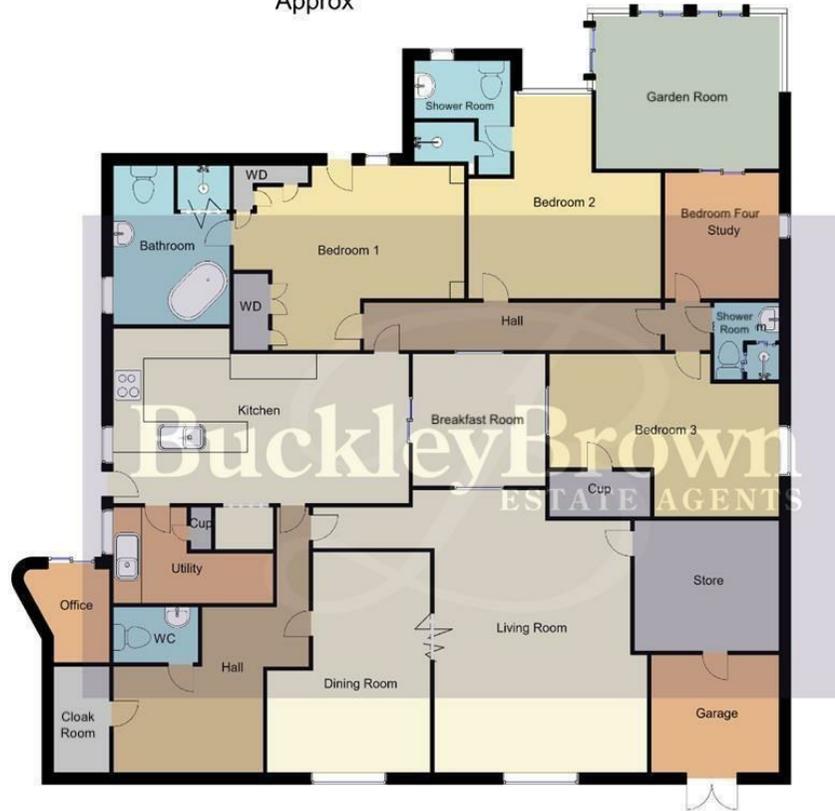
**Outside**  
Low maintenance frontage with a driveway and garage, providing off-street parking. The rear garden offers a variety of patio seating areas, laid lawn and surrounding mature trees and shrubbery. With access to an additional room which is currently being used as an office space. Added luxury of 1/3 acre of land!

**Office 5'4" x 9'8"**  
Accessible from the rear elevation, providing a versatile space to be utilised to suit your needs.

**Garage**  
Accessible from the front elevation and from the storage room, off the living room.



Ground Floor  
190 Sq.m/ 2042.21 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. Specially 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>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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