



Offers Over £400,000 Freehold

7 MISTERTON CRESCENT | RAVENSHEAD | NOTTINGHAM | NG15 9AX

**BuckleyBrown**  
ESTATE AGENTS

YOUR NEXT MOVE! \*\* NO CHAIN\*\* ... Nestled in the charming area of Ravenshead, Nottingham, this delightful four-bedroom detached house on Misterton Crescent presents an excellent opportunity for both working professionals and small families. The property boasts a spacious reception room, perfect for entertaining guests or enjoying family time.

With four well-proportioned bedrooms, there is ample space for everyone to find their own sanctuary. The two bathrooms provide convenience and comfort, ensuring that morning routines run smoothly. The master bedroom also benefits from the en-suite shower!

The location is particularly advantageous, with excellent transport links to both Mansfield and Nottingham, making commuting a breeze. Additionally, local shops are within easy reach, catering to your everyday needs, while a nearby bus route further enhances accessibility to the surrounding areas. The property has parking for two cars off-street. The property is also fitted with a full security alarm system, three fitted security cameras and Hive controlled heating.

This property is not just a house; it is a welcoming home that offers a perfect blend of comfort and convenience in a desirable neighbourhood. Whether you are looking to settle down or seeking a temporary residence, this detached property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

Call now to arrange a viewing!!





#### Hall

With access into;

#### Living/Dining Room

Open plan layout with a window to the front and patio doors opening to the rear garden. Mounted wall speakers included.

#### Kitchen/Dining Room

Fully equipped kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances along with a window to the rear and an external door to the side. Ample space for your desired furnishings. Mounted wall speakers included.

#### Utility

Fitted worktops, storage cupboards, the utility room contains a washing machine and tumble dryer.

#### WC

Fitted with a low flush WC, hand wash basin and a window to the front elevation.

#### Landing

Central landing with leading access into;

#### Bedroom One

Carpeted flooring, central heating radiator, en suite and a window to the front elevation.

#### En Suite

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the front elevation.

#### Bedroom Two

Carpeted flooring, central heating radiator and a window to the front elevation.



#### Bedroom Three

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Four

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bathroom

Family bathroom comprising of a hand wash basin, low flush WC and a bath. Window to the rear.

#### Garage / external store room

Accessible from the front elevation, great for storage.

#### Outside

Low maintenance frontage with a private driveway and a garage. The rear garden

hosts a well kept lawn, patio seating area, lean to side shed for garden equipment and fence surround.



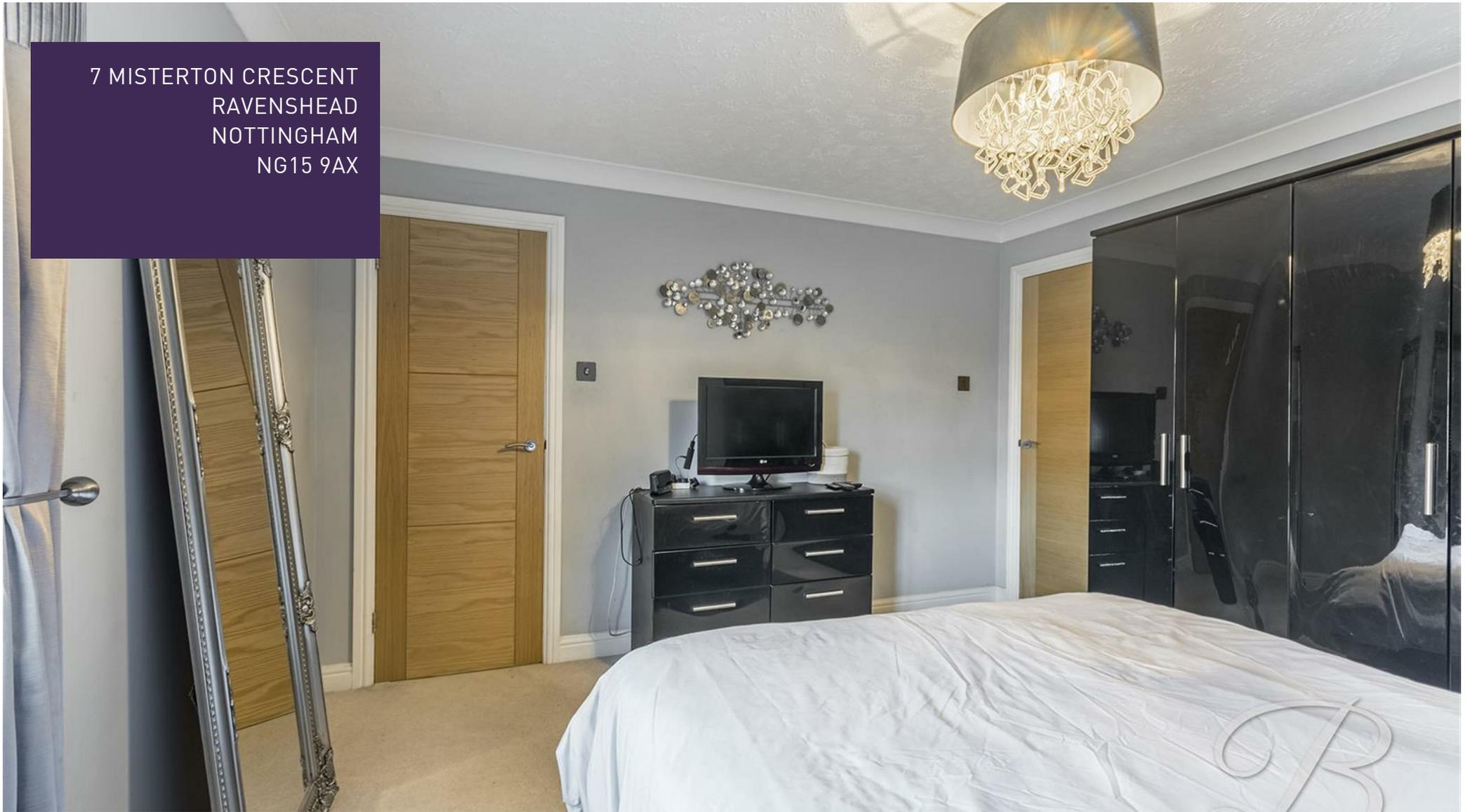


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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 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. Specially 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>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</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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