



£375,000 Freehold

20 PRIORY AVENUE | RAVENSHEAD | NOTTINGHAM | NG15 9BT

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ESTATE AGENTS

**CHARMING BUNGALOW WITH GARDEN RETREAT.** Nestled in the charming area of Ravenshead, Nottingham, this delightful detached bungalow on Priory Avenue offers a perfect blend of comfort and style. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and individuals alike, while still being conveniently close to local amenities and transport links.

Upon entering the home, you are welcomed by a spacious porch that leads into a generous living room and dining area, featuring traditional wooden ceiling beams that add character and warmth to the space—perfect for entertaining guests or enjoying family time. The well-appointed kitchen is conveniently located, with hallways connecting the various living spaces, ensuring a seamless flow throughout the home. This layout not only enhances the sense of space but also provides a warm and inviting atmosphere.

The property boasts four well-proportioned bedrooms, with the master suite featuring direct access to a lovely conservatory, which can be enjoyed year-round. The additional bedrooms are equally inviting, and the property also includes a main family bathroom and an en suite off the master bedroom, ensuring comfort and convenience for all members of the household.

Outside, the property is complemented by a well-maintained garden, providing a tranquil space for relaxation and outdoor activities. Additionally, a garage offers ample storage and parking options, making this home a practical choice for modern living. This delightful property truly encapsulates the essence of family living in a sought-after location.





#### Porch

Porch with access to;

#### Hall

Hallway leading into;

#### Living/Dining Room 22'10" x 13'0"

Spacious living and dining area featuring carpeted flooring throughout. The room is enhanced by a charming feature fireplace and a central heating radiator for year-round comfort. Two large windows at the front elevation fill the space with natural light, creating a bright and welcoming atmosphere.

#### Kitchen/Dining Room 13'0" x 12'1"

This charming kitchen combines character and practicality, featuring durable tiled flooring and beautiful traditional wooden ceiling beams that add warmth and rustic appeal. Matching cabinets provide a cohesive look, while generous worktop space ensures plenty of room for food preparation.

There is dedicated space for appliances, an inset sink, and a window to the side elevation that fills the room with natural light, creating a bright and functional workspace. The layout also allows ample room for your desired dining furniture, making it an ideal setting for both everyday living and entertaining.

#### Hall

Hallway leading to;

#### Bedroom One 11'3" x 10'0"

This spacious bedroom offers a comfortable and inviting retreat, complete with soft carpeted flooring and central heating radiators to ensure year-round comfort. Built-in wardrobes provide excellent storage while maintaining a clean and uncluttered feel.

The room benefits from direct access to the conservatory, allowing for additional living space and an abundance of natural light. It also enjoys the convenience of its own private en suite, creating a practical and well-appointed principal bedroom.

#### Conservatory 399 x 255

This bright and versatile space features tiled flooring and surrounding windows that flood the room with natural light, creating an airy and welcoming atmosphere. Central heating radiators ensure comfort throughout the seasons, while a patio door to the rear elevation provides easy access to the garden and enhances the indoor-outdoor flow.

#### En Suite 7'7" x 2'11"

Three piece en suite with shower, hand wash basin and low flush WC.

#### Bedroom Two 9'5" x 10'0"

This generously sized bedroom is finished with comfortable carpeted flooring and benefits from central heating radiators for year-round warmth. A window to the front elevation allows for plenty of natural light, while a patio door provides easy access to the garden, creating a pleasant connection to the outdoors and a bright, airy feel throughout.

#### Bedroom Three 10'9" x 14'11"

This well-presented bedroom features comfortable carpeted flooring and a central heating radiator, ensuring a warm and inviting atmosphere. A window to the rear elevation allows for natural light and a pleasant outlook, while a built-in wardrobe provides convenient storage and helps maintain a neat, uncluttered space.

#### Bedroom Four 9'4" x 9'9"

This well-presented bedroom features comfortable carpeted flooring and a central heating radiator, ensuring a warm and inviting atmosphere. A window to the side elevation allows for natural light and a pleasant outlook, while a built-in wardrobe provides convenient storage and helps maintain a neat, uncluttered space.

#### Bathroom 7'7" x 8'5"

Four piece suite with bath, hand wash basin with built in vanity, low flush WC and shower.

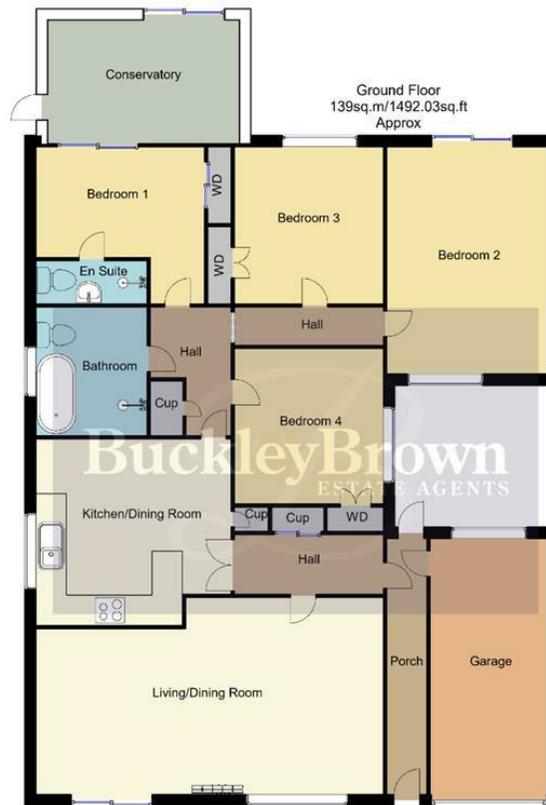
#### Garage

Spacious garage offering plenty of room for vehicles and tools, providing practical storage and easy access for everyday use or hobby projects.

#### Outside

The property benefits from a large driveway at the front, providing ample space for multiple vehicles. To the rear, there is a low-maintenance outdoor area combining a patio with an artificial lawn, offering a practical and attractive space for relaxing or entertaining.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		62	
(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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