



£625,000 Freehold

5 BOURNE DRIVE | RAVENSHEAD | NOTTINGHAM | NG15 9FN

**BuckleyBrown**  
ESTATE AGENTS

**BRIGHT, MODERN & PERFECT FOR FAMILY LIFE.** Set within the charming area of Ravenshead, Nottingham, this impressive detached house on Bourne Drive offers a perfect blend of modern living and classic design. The property boasts a spacious layout with five well-appointed bedrooms, a family bathroom, and an en suite to the master, making it an ideal family home in a tranquil neighbourhood.

Upon entering the property, you are greeted by a welcoming porch that leads into a bright and airy hall. The ground floor features three generous reception rooms, including a comfortable lounge that invites relaxation. The conservatory, bathed in natural light, provides a delightful space for enjoying garden views throughout the seasons. The modern kitchen is well-equipped, offering ample storage and worktop space. A separate dining area provides a versatile space for family meals and entertaining guests. A convenient WC completes the ground floor, ensuring practicality for everyday living.

Ascending to the first floor, you will find five spacious bedrooms, including a master with its own en suite, while the remaining bedrooms are served by a well-appointed family bathroom. Each room offers comfort and ample storage, providing privacy and personal space for all members of the household.

The outdoor area is equally impressive, featuring a large gravelled driveway to the front. At the rear, a gorgeous patio area with a pergola provides a perfect spot for outdoor dining or relaxing. The garden is beautifully maintained, with a tranquil pond, decking area, well-kept lawn, and a variety of plants and trees, creating a peaceful and inviting space for children to play, summer entertaining, or simply enjoying the outdoors.

This property combines modern amenities, spacious living, and a stunning garden, truly embodying the essence of family life in a desirable location.





#### Porch

Porch with access to;

#### Hall

Hallway leading to;

#### Lounge 22'3" x 14'8"

Spacious living area featuring attractive wooden flooring that adds warmth and character throughout the room. A large bay window at the front allows plenty of natural light to flood the space, creating a bright and welcoming atmosphere. The room benefits from a centrally positioned heating radiator to ensure comfort during colder months. A charming feature log burner provides a cosy focal point, perfect for relaxing evenings. Double doors or open access lead through to the conservatory, offering additional living space and a seamless connection to the garden area.

#### Conservatory 17'2" x 12'7"

The conservatory features tiled flooring and offers a spacious additional living area. Surrounded by large windows, the room is filled with natural light, creating a bright and airy atmosphere throughout the day. Patio doors open out to the rear garden, providing easy indoor-outdoor access. A stylish panelled wall adds a touch of character and design, making the space feel both modern and inviting. This gorgeous room is perfect for relaxing, dining, or entertaining, particularly during the summer months when it becomes a lovely sun-filled retreat. This room also has the benefit from underfloor heating.

#### Kitchen 16'2" x 11'5"

The kitchen is fitted with matching cabinets that provide abundant storage, complemented by generous worktop space for meal preparation. There is space to accommodate integrated appliances, creating a seamless and modern look. An inset sink is neatly positioned, accompanied by a stylish brick feature splashback that adds character and texture to the room. Recessed spotlights illuminate the space, while windows overlooking the rear garden allow natural light to flood in, enhancing the bright and functional atmosphere of this well-designed kitchen. From here you can also gain access to the garden.

#### Dining Room 15'9" x 11'3"

The dining area is spacious and offers ample room for your chosen dining furniture, making it ideal for family meals or entertaining guests. Central heating radiators ensure the room remains warm and comfortable throughout the year. A large bay window to the front elevation floods the space with natural light, creating a bright and inviting atmosphere that enhances the overall appeal of this versatile dining space.

#### WC

Low flush WC and hand wash basin.

#### Landing

Landing leading to;

#### Bedroom One 14'8" x 13'3"

The master bedroom is generously sized, featuring sleek panelled walls that add a modern and stylish touch. Laminate flooring runs throughout, creating a clean and easy-to-maintain surface. A central heating radiator ensures comfort, while a window to the front elevation fills the room with natural light. The bedroom also benefits from direct access to its own en suite, providing convenience and privacy.

#### En Suite

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

#### Occasional Bedroom 18'9" x 14'2"

This is a spacious room, thoughtfully positioned within an extension, offering a bright and airy atmosphere. Velux windows allow natural light to flood the space while providing pleasant views of the sky. Laminate flooring adds a clean and contemporary feel, and a central heating radiator ensures the room remains warm and comfortable year-round.

#### Bedroom Three 10'2" x 9'2"

This spacious bedroom features laminate flooring that adds a sleek and modern touch. A central heating radiator ensures the room stays warm and comfortable, while a window to the front elevation fills the space with natural light, creating a bright and inviting atmosphere.



#### Bedroom Four 10'2" x 9'6"

The fourth bedroom features laminate flooring, creating a clean and contemporary feel. A central heating radiator provides comfort, and a window to the rear elevation allows natural light to brighten the room, making it a cozy and versatile space.

#### Bedroom Five 13'3" x 11'10"

The fifth bedroom features laminate flooring, offering a clean and modern feel. A central heating radiator ensures the room stays warm and comfortable, while a window to the front elevation fills the space with natural light. This bright and versatile room is ideal for use as a nursery, home office, or guest bedroom.

#### Bathroom 11'2" x 6'5"

The bathroom is fitted with a four-piece suite, comprising a bath, a low-flush WC, a hand wash basin and shower. The layout is practical and well-appointed, providing a functional and comfortable space for everyday use.

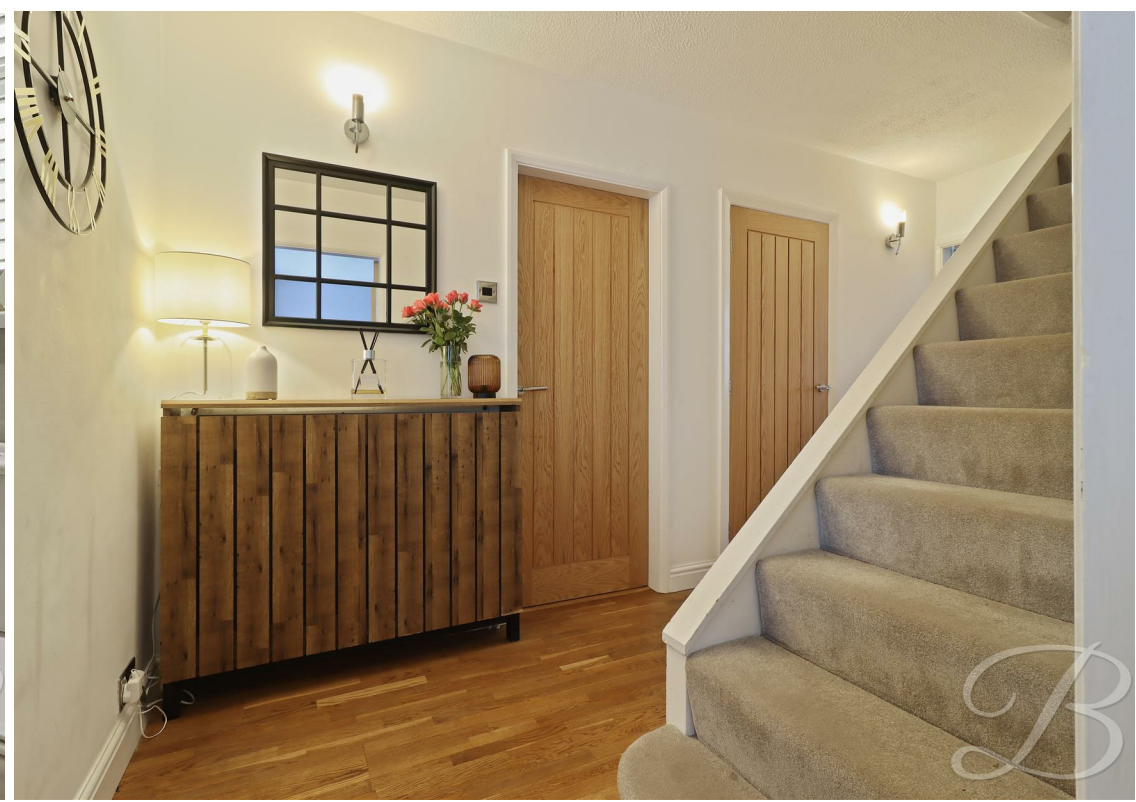
#### Garage 31'2" x 11'7"

The property benefits from a large garage, offering ample space for vehicles as well as additional storage. Its generous dimensions make it practical for parking, hobbies, or keeping tools and equipment organized.

#### Outside

The property features a large gravelled driveway to the front elevation, providing ample parking space. At the rear, there is a gorgeous patio area with a pergola, perfect for outdoor dining or relaxing. The garden is beautifully maintained, with a well-kept lawn, a pond, a decking area, and a variety of plants and trees, creating a tranquil and inviting outdoor space.

The outside also benefits from a hot tub, sauna and summer house up for negotiation on the sale.





### Ground Floor

Floor area 135.2 sq.m. (1,455 sq.ft.)

### First Floor

Floor area 90.1 sq.m. (969 sq.ft.)

Total floor area: 225.3 sq.m. (2,425 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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