



Offers Over £475,000

SUMMERCOURT DRIVE | RAVENSHEAD | NOTTINGHAM | NG15 9FT

**BuckleyBrown**  
ESTATE AGENTS



## A FOREVER FAMILY HOME....

We proudly present to you this four bedroom detached property that sits on a beautiful corner plot. Positioned in the highly sought after location of Ravenshead, nearby a range of local amenities such as schools, shops and green spaces. This spacious property offers the perfect blend of comfort and style. Lets take a look inside...

Firstly you will be greeted by a bright and airy hallway which provides access into the kitchen and reception rooms, as well as the handy downstairs WC. Heading into the living room, you will instantly feel relaxed with its feature fireplace creating that cosy atmosphere. Leading through the double doors you will find the dining room, which seamlessly flows into the kitchen. This room offers double doors directly onto the garden, offering a wonderful indoor-outdoor connection making it ideal for enjoying meals and relaxing in a natural setting. The modern kitchen is designed with both style and functionality, featuring sleek worktops and plenty of storage space. This offers a perfect blend of contemporary design and practicality. Whether you're preparing everyday meals or hosting guests, this kitchen is sure to impress! Lastly you will find the versatile office space which can be tailored to suit your needs.

Heading upstairs you will be welcomed by four generously sized bedrooms, all of which offer space to add your own furnishings. The master bedroom further benefits from its own en-suite facility which includes a walk in shower. Just off the landing, you will find a modern bathroom which hosts a charming four piece suite.

The exterior of this property certainly won't disappoint, with a large driveway to the back with space for off-road parking and a garage. The property is surrounded by laid lawn and decorative shrubbery, offering a serene and inviting atmosphere. This is a perfect space to enjoy those outdoor activities!

Don't miss out on this property, call today to arrange a viewing!!!





### Entrance Hall

With laminate flooring, stairs rising to the first floor, window to front elevation and handy built in storage cupboard. Doors provide access into;

### Living Room 14'0" x 20'9"

With laminate flooring, feature fireplace, window to front elevation and double doors leading to the dining room.

### Dining Room 14'11" x 9'3"

With laminate flooring and double doors to the rear, providing access onto the garden. This room has an open plan layout to the kitchen.

### Kitchen 14'8" x 11'6"

The kitchen is fitted with an attractive range of matching wall and base units with sink and drainer set into work surface. There are a range of integrated appliances

which include an eye level oven, and a gas hob with a chrome extractor hood over. Windows to rear elevation.

### Office 7'4" x 15'3"

With laminate flooring, central heating radiator and windows to the side and front elevation. This room can be utilised to suit your needs.

### WC

Complete with a low flush WC and hand wash basin.

### Landing

Doors provide access into:

### Bedroom One 14'11" x 12'5"

With carpeted flooring, central heating radiator and windows to the front elevation. This room benefits from its own en-suite facility.



### En-suite - Shower Room

Complete with a modern three piece suite including a walk in shower, low flush WC and hand wash basin.

### Bedroom Two 11'11" x 12'7"

With carpeted flooring, central heating radiator and windows to the front and side elevation.

### Bedroom Three 11'10" x 9'4"

With carpeted flooring, central heating radiator and window to rear elevation.

### Bedroom Four 6'9" x 9'5"

With carpeted flooring, central heating radiator and window to rear elevation.

### Bathroom

Complete with a beautiful four piece suite including a walk in shower, bathtub, low flush WC and hand wash basin. With tiled

flooring and walls and windows to the rear elevation.

### Garage

Accessible from the side elevation, offering further off-road parking or extra storage space.

### Outside

This corner plot property features a private driveway towards the rear, which leads to the garage providing ample off-road parking. The property is surrounded by a well-maintained lawn, landscaped water feature and a pathway leading to the front door.







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>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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