



Offers In The Region Of £400,000 Freehold

14 MILTON DRIVE | RAVENSHEAD | NOTTINGHAM | NG15 9BE

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CHARACTER AND CHARM!...

Nestled on the charming Milton Drive in Ravenshead, Nottingham, this delightful 1960's detached house, offers a perfect blend of space and comfort for modern family living whilst being situated conveniently close to many local amenities.

As you enter the property, you are greeted by a welcoming hallway that leads to two generous reception rooms one being the dining room, each providing ample space for relaxation and entertaining. The versatile layout allows for a seamless flow throughout the ground floor, making it ideal for family gatherings or quiet evenings at home. The heart of the home features a well-appointed kitchen including everything you need to cook delicious meals.

Additionally, the ground floor boasts a fifth bedroom, making the property ideal for downstairs living. Alternatively, this can serve as a guest room, home office or playroom, catering to your family's needs. A conveniently located shower room on this level adds to the practicality of the home.

Venturing upstairs, you will find four further spacious bedrooms in need of some updating to make your own. The natural light that floods these rooms creates a warm and inviting atmosphere. A bathroom on this floor ensures that morning routines run smoothly for the entire family.

Outside, the property is equally impressive, featuring a driveway that provides parking for two cars along with two garages which could alternatively serve additional storage or workshop needs. The south facing back garden offers a lovely outdoor space for children to play or for summer barbecues with friends and family.

Call today to arrange a viewing.





Hall

The entrance hall, provides access into;

Dining Room 9'3" x 13'10"

The dining room offers a neutral theme with light walls and dark skirting boards, featuring a large framed serving hatch / bar with contrasting dark wood and painted brick, providing a charming connection to the kitchen. Natural light enters through a glazed door, creating a welcoming dining space.

Kitchen 10'1" x 22'5"

This stylish kitchen boasts a contemporary design, with sleek white gloss cabinetry and contrasting dark worktops. The space is illuminated by recessed ceiling lights and enhanced by a distinctive exposed brick archway, which opens into a breakfast area and then through to the utility room. Large windows to the front provide plenty of natural light and views of the garden, while integrated appliances and a modern induction hob combine practicality with style.

Utility Room 6'0" x 6'1"

The utility room is a compact, functional space featuring light coloured walls, built-in storage cupboards, and space for laundry appliances. It leads directly to the rear garden, providing practical access for day-to-day chores.

Living Room 11'11" x 16'1"

This inviting living room features painted brick and mirrored panels creating a distinctive focal point. The room is painted in a light shade with dark skirting boards for contrast, and it benefits from large windows and a doorway that opens directly into the conservatory, allowing natural light to flow through.

Shower Room 6'0" x 9'6"

The shower room offers a bright, fresh space with light grey tiled walls and floors. It is fitted with a corner shower enclosure, a pedestal sink, and a toilet, with a narrow vertical window allowing natural light to filter in.

Conservatory 10'5" x 12'0"

The conservatory is bright and airy, featuring a tiled floor in white with patterned accents. Large windows and a glazed roof allow for views over the garden and plenty of natural light to flood the space, creating an inviting spot to relax or enjoy the outdoors from inside.

Bedroom 5 10'4" x 11'1"

Bedroom 5 is a pleasant room with light walls including a feature wall of painted vertical wooden panelling, a large window framing a peaceful garden view, and a radiator beneath.



Landing

The landing and staircase feature carpeting with a patterned design, white walls, and a window on the landing that brings in natural light.

Bedroom 1 11'1" x 11'10"

Bedroom 1 is a well-proportioned room with a large window that fills the space with natural light. It benefits from a fitted wardrobe with hanging space and a radiator positioned beneath the window.

Bedroom 2 10'6" x 11'1"

Bedroom 2 is a bright and airy room, with a large window allowing plenty of natural light and a radiator beneath.

Bedroom 3 8'5" x 9'7"

Bedroom 3 features a large window that fills the space with natural light and includes a built-in wardrobe, with a radiator positioned beneath the window.

Bedroom 4 8'7" x 8'7"

Bedroom 4 is a well-lit room with a large window.

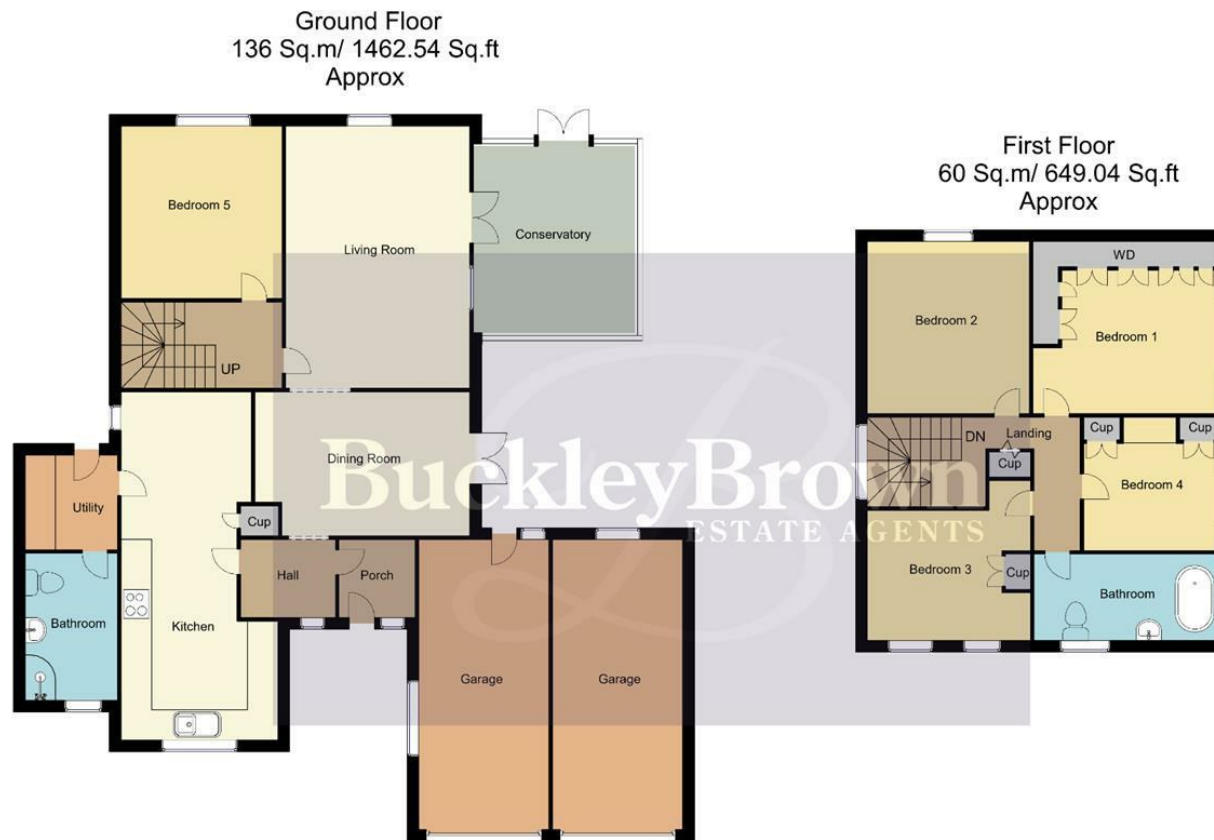
Bathroom 5'7" x 11'9"

The bathroom includes a bath with a hand-held shower, a pedestal sink, and a bidet, with a horizontal window allowing natural light while maintaining privacy.

Rear Garden

The rear garden is generous in size and south-facing, with a lawn bordered by mature shrubs and trees, including apple and pear trees, creating a private and tranquil outdoor space. A patio area offers the perfect spot for seating or dining, while a covered pergola provides an ideal setting for outdoor entertaining or relaxing in the shade.





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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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