



Price Guide £375,000 Freehold

5 CAMBOURNE GARDENS | RAVENSHEAD | NOTTINGHAM | NG15 9FU

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £375,000-£400,000

ROOM TO RELAX, SPACE TO ENTERTAIN. Set within the charming area of Cambourne Gardens, Ravenshead, Nottingham, this delightful detached home offers a superb blend of comfort, space, and practicality. Ideally suited to families and professionals alike, the location provides a peaceful suburban setting while remaining within easy reach of local amenities, well-regarded schools, and convenient transport links.

Upon entering, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the home. The property boasts two generously sized reception rooms, offering excellent versatility. The living room provides a warm and relaxing space, perfect for unwinding, while the dining room is ideal for both everyday family meals and hosting guests. The well-appointed kitchen is thoughtfully designed with both functionality and style in mind, offering ample storage and workspace. A useful side porch adds further practicality, creating an additional access point and a pleasant spot to enjoy the garden surroundings.

To the first floor, the property continues to impress with three well-proportioned bedrooms, each offering comfortable and flexible living arrangements. The principal bedroom benefits from its own en suite bathroom, creating a private and peaceful retreat. A modern and well-equipped family shower room serves the remaining bedrooms, ensuring convenience for all occupants.

Externally, the home features a beautifully maintained rear garden, providing an ideal setting for outdoor dining, entertaining, or simply relaxing in a tranquil environment. To the front, there is a spacious driveway leading to an integral garage, offering secure parking for multiple vehicles as well as additional storage space.

This property presents a fantastic opportunity to acquire a spacious, well-maintained home in a highly desirable location, perfectly suited for modern family living.





Hall

Hall leading to;

Dining Room 9'6" x 8'2"

Spacious carpeted dining room, central heating radiator, window to the rear elevation.

Living Room 11'6" x 24'3"

A spacious and well-presented living area featuring carpeted flooring and a central heating radiator for year-round comfort. Dual aspect windows to the front and rear elevations allow an abundance of natural light to flow through the room, creating a bright and airy atmosphere. The generous layout offers ample space for a range of seating arrangements, making it an ideal setting for both relaxing and entertaining.

Kitchen 9'2" x 16'8"

Beautifully presented kitchen, comprising of a mixture of wall and base units with complimentary work surface over, an inset sink and drainer and gas hob with extractor hood over. There are further integrated appliances such as an oven, microwave and fridge/freezer. The room is finished with a breakfast bar, wood-effect flooring, a central heating radiator and a window to the rear elevation.

Porch

Located just off the kitchen, this useful porch provides a practical utility space with convenient access to both the front and rear of the property. The area benefits from matching cabinetry to the kitchen, wood-effect flooring, a central heating radiator, and space for a washing machine and tumble dryer.



Landing

Allowing access to;

Bedroom One 11'5" x 14'11"

Spacious double bedroom, finished with fitted wardrobes covering all your storage needs, carpeted flooring, a central heating radiator, access to a private shower room, and dual aspect windows to the front and rear elevations.

En Suite 6'6" x 3'3"

Accessed through bedroom one, you will find a modern ensuite, a wash hand basin and a low level WC.

Bedroom Two 8'10" x 12'9"

Spacious double bedroom finished with carpeted flooring, fitted wardrobes, and a central heating radiator and window to the rear elevation.

Bedroom Three 8'3" x 9'6"

Finished with carpeted flooring, a central heating radiator and a window to the front elevation.

Shower Room 9'8" x 8'8"

Beautifully presented shower room comprising of a walk-in shower, a vanity unit with wash hand basin, low level WC. The room is fully tiled and has two windows to the rear elevation.

Outside

Large driveway and garage to the front elevation, providing space for multiple vehicles. To the rear, there is a beautifully maintained lawn area, along with a patio that is perfect for outdoor dining.





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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(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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