



Summernote Drive, Ravenshead , Nottinghamshire NG15 9FT  
Offers in excess of £350,000







A spacious four bedroom detached established family home sitting in a perfectly sized plot on highly desirable Summercourt Drive, a most attractive residential area of Ravenshead village. In walking distance to the village centre with its variety of shops and close to all the other amenities that the sought after village has to offer. The well proportioned accommodation has excellent scope to improve and plenty of potential to create your dream family home. Accommodation comprises entrance hall, cloakroom, a large lounge, dining room, kitchen, plus four bedrooms and family bathroom. Ample off-street parking with driveway and integral garage. Lovely established garden to front and beautiful private south westerly facing garden to rear. An outstanding opportunity to acquire a substantial detached family home offered for sale with no upward chain.



## Ground Floor

### Reception Hall

Enter through the front door beneath its sheltered canopy into a welcoming and spacious entrance area with radiator, and stairs rising to the first floor.

### Cloakroom

Useful ground floor cloakroom fitted with low flush w.c, wash basin, and uPVC window to the front.

### Lounge

21' x 11'2" (6.40m x 3.40m)

This family home has the benefit of a spacious reception room with gas living flame fire with tile and slate surround and radiator. A lovely light room with uPVC window to the front, and patio doors opening out to the rear with pleasant views to the garden.

### Dining Room

9'10" x 9' (3.00m x 2.74m)

Further flexible reception room currently being open to the lounge and also having a practical connection to the kitchen. This room works really well and is again generous in size with ample space. Having radiator, and lovely bright uPVC window to the rear.

### Kitchen

15'3" x 9'1" (4.65m x 2.77m)

Extended kitchen comprising wall and base units with room for plenty of storage, stainless steel sink and drainer, oven, four ring gas hob with extractor above and tiled splash backs. There is a useful walk in pantry, gas central heating boiler and plenty of natural light from the multiple aspect uPVC window to the rear and uPVC window and door to the side.

## First Floor

### Landing

Spacious landing having airing cupboard, radiator, and uPVC window to the front.

### Bedroom One

11'3" x 10'9" (3.43m x 3.28m)

A lovely light and bright double bedroom with radiator and uPVC window to the front.

### Bedroom Two

10'5" x 9'3" (3.18m x 2.82m)

Second double bedroom also of a good size with radiator and uPVC window to the front.

### Bedroom Three

10'3" x 9'3" (3.12m x 2.82m)

Third double bedroom with radiator and uPVC window to the rear.

### Bedroom Four

10'5" x 9'4" (3.18m x 2.84m)

Fourth well proportioned double bedroom with radiator and window to the rear.

### Bathroom

7'2" x 6' (2.18m x 1.83m)

Family bathroom comprising panelled bath with shower over, wash hand basin, tiled walls, radiator, and uPVC window to the rear.

### Separate W.C.

Having low flush w.c, wash basin, tiled floor, and uPVC window to the rear.

### Outside

Positioned within the heart of the village in a popular location, the house benefits from a wonderful plot. To the front of the property is a lawned garden with attractive established borders of flowers and mature shrubs. The driveway gives off street parking which leads to the integral garage with power and lighting. The side pathway leads to the sunny south westerly facing rear garden having sun terrace patio seating area and with further lawned garden which has comprehensively stocked flower beds, trees and pretty borders with established shrubs and mature planting.

### Fixtures & Fittings

Only fixtures and fittings specifically described within these particulars of sale are included.

### Measurements

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

## Council tax band

COUNCIL TAX BAND E

## Tenure

Freehold with vacant possession.

## Terms & Conditions

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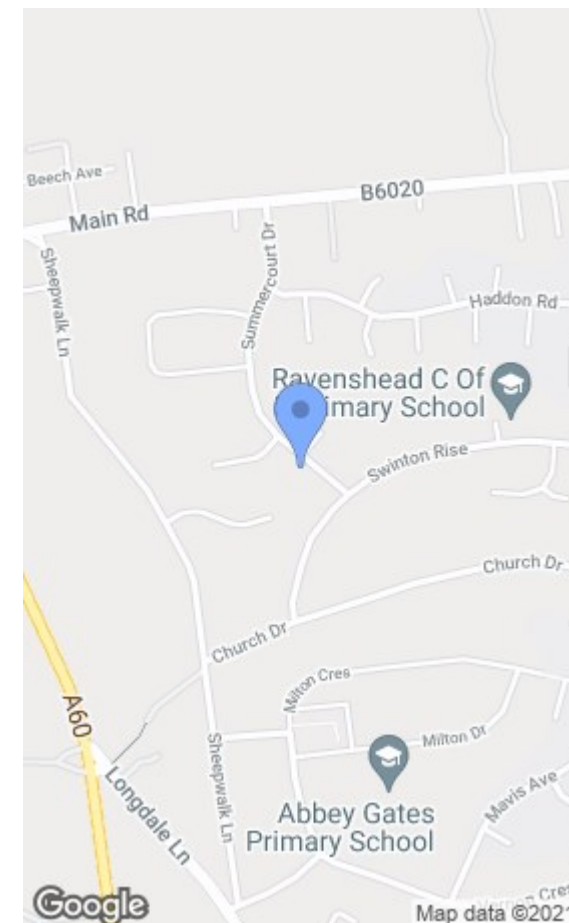
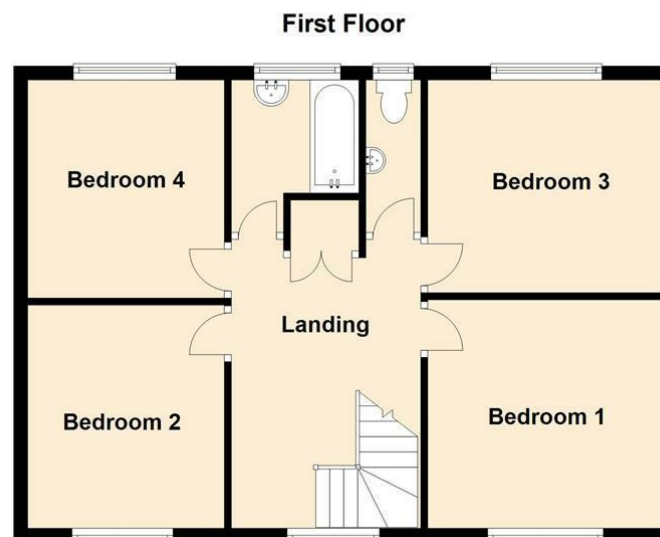
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC