



**Gorse Hill**  
**Ravenshead, Nottingham NG15 9AF**

SPACIOUS THREE-BEDROOM DETACHED  
BUNGALOW WITH GARAGE & DRIVEWAY

**Offers In The Region Of**

**£250,000 - £300,000**

**0115 648 5485**



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## SPACIOUS THREE-BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY

Robert Ellis Estate Agents are delighted to present this deceptively spacious three-bedroom detached bungalow, situated on the sought-after Gorse Hill in the desirable village of Ravenshead. Offered with no upward chain, the property is ideally positioned close to local shops, amenities, and excellent transport links.

Internally, the accommodation comprises a welcoming entrance hallway, spacious lounge/dining room, a fitted kitchen, three well-proportioned bedrooms, a family bathroom with both bath and shower, and a separate W/C.

Occupying a generous plot, the home benefits from a driveway providing ample off-road parking, a detached garage, and both front and rear well-maintained gardens.

Additional features include gas central heating, double glazing, and a peaceful residential location.

This is a fantastic opportunity to secure a bungalow in a prime location—early viewing is strongly recommended.



### Entrance Hallway

12'1 x 4'8 approx (3.68m x 1.42m approx )

UPVC double glazed entrance door to the side elevation with fixed double glazed panel, coving to the ceiling, ceiling light point, storage cloaks cupboard, wall mounted electrical consumer unit, wall mounted radiator, central heating room thermostat, panelled doors leading off to:

### Cloakroom

2'11 x 6'08 approx (0.89m x 2.03m approx )

UPVC double glazed window to the side elevation, low level flush WC, tiled splashbacks, linoleum floor covering, ceiling light point.

### Family Bathroom

8'05 x 6'03 approx (2.57m x 1.91m approx)

Three piece suite comprising panelled bath, pedestal wash hand basin, walk-in shower enclosure with mains fed shower above, UPVC double glazed window to the side elevation, tiled splashbacks, ceiling light point, coving to the ceiling, wall mounted radiator.

### Bedroom One

10'5 x 13'01 approx (3.18m x 3.99m approx )

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, linoleum floor covering.

### Bedroom Two

13'03 x 9'03 approx (4.04m x 2.82m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

### Bedroom Three

9'09 x 6'05 approx (2.97m x 1.96m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

### L-Shaped Lounge Diner

17'10 x 20'2 approx (5.44m x 6.15m approx)

With UPVC double glazed sectional bay window to the front elevation and additional UPVC double glazed bay window to the side elevation providing ample natural daylight, wall light points, coving to the ceiling, ample space for living and dining areas, decorative fireplace incorporating a wooden surround and hearth with inset storage cabinets and wall mounted double radiator.

### Dining Kitchen

9'10 x 17' approx (3.00m x 5.18m approx)

With a range of matching wall and base units with worksurfaces over incorporating a 1 1/2 bowl stainless steel sink with mixer tap over, integrated eye level double oven, four ring stainless steel gas hob with extractor hood above, recessed spotlights to the ceiling,

tiled splashbacks, space and plumbing for an automatic washing machine, wine rack, integrated fridge, space and point for undercounter freezer, space and plumbing for dishwasher, ample storage cabinets, wall mounted radiator, UPVC double glazed window to the side elevation, UPVC double glazed access door to the side elevation, refitted combination boiler providing hot water and central heating to the property housed within matching cabinet with additional storage below, ample space for dining table.

### Garage

18'2 x 9' approx (5.54m x 2.74m approx )

Up and over door to the front elevation, window to the rear elevation, side access door, light and power.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries, shrubs and trees planted to the borders, access either side via pathway to the front of the property.

#### Front of Property

To the front of the property there is a large driveway providing off the road parking leading to the side of the property and garage, garden laid to lawn, pathway to either side of the property, trees and shrubs planted to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

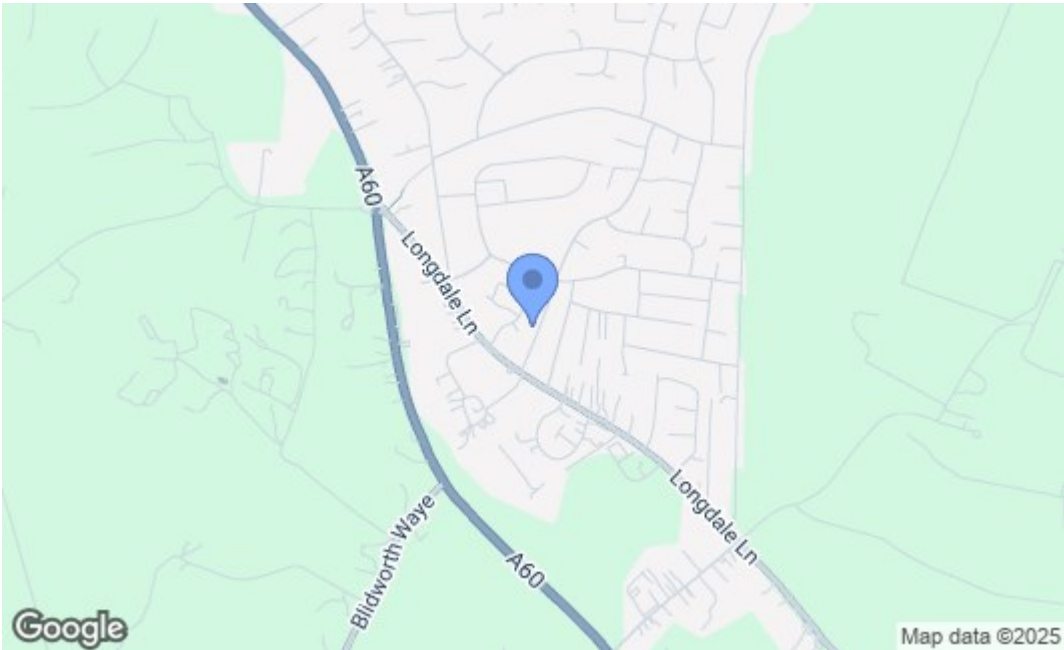
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.