



Fishpool Lodge
2 Chestnut Avenue | Ravenshead | Nottingham | NG15 9DN

FISHPOOL LODGE



A beautifully presented detached family home situated in Ravenshead, a highly regarded residential suburb approximately 10 miles north of Nottingham City centre. Fishpool Lodge presents an exciting opportunity for prospective purchasers to acquire a charming and traditional property which is ready to enjoy immediately upon taking occupation.



Originally constructed in the 1960's, the property has undergone a recently completed and comprehensive refurbishment both internally and externally to extend and cosmetically upgrade throughout. The result is tastefully finished, practically arranged yet flexible in its potential use, inviting in feel and overall, a home which lends itself perfectly for modern day living. A host of conveniences have been included as part of the renovation, for example a solar panel array with battery storage, 25kw feature log burner which contributes to the overall home heating system, zoned underfloor heating to the entirety of the ground floor, extensive insulation throughout, CCTV & alarm system, air conditioning to the formal lounge and principal bedroom, a kitchen brimming with top of the line appliances and, of particular note, a fantastic tiled dog wash ensuring every member of the family enjoys first class living experience

THE ACCOMMODATION

Fishpool Lodge boasts approximately 3260sq.ft of stunning accommodation to the main house, with an additional 850sq.ft across the substantial garage block and outbuilding. Upon entering the home you are immediately greeted by an impressive entrance hall which enjoys a range of fitted cabinetry for cloaks storage, as well as a timeless herringbone embossed flooring which flows seamlessly throughout the ground floor – an early indicator of the quality of finished found within the property. The showpiece of the home is undoubtedly the fabulous open plan living/ dining kitchen. Spanning an impressive 34' in width, this room caters perfectly for modern day living with dedicated sitting, dining and breakfast areas, a quartz topped central island to socialise around, a fully fitted pantry and a several sets of sliding doors to spill out onto the terrace. The principal bedroom is located on the ground floor, ideal for those seeking the flexibility of single storey living or for multi-generational occupancy, complete with a generous bedroom area, fitted wardrobes and an en-suite shower room. The remainder of the ground floor comprises of a stunning formal lounge with an additional wood burning stove for colder months and air conditioning for warmer ones, dedicated study with extensive fitted cabinetry, a gym/ snug with garden views, boot room/ inner hall with side garden access, guest WC, fully fitted utility room and a plant room. To the first floor, there are 4 extremely well-proportioned bedrooms, all of which enjoy some fitted storage/ closet space, and two separate bathrooms.





























GARDENS & GROUNDS

Fishpool Lodge enjoys beautifully landscaped gardens to 3 sides which extend to approximately one third of an acre in all. The attractive frontage comprises of a generous lawned area, stocked borders, a block paved driveway capable of accommodating a number of vehicles and a covered car port providing useful and sheltered everyday parking for busy on-the-go families. The garage block, an addition as part of the renovation, offers a car enthusiasts dream setup. Not only can the garage take two cars very comfortably, but the part vaulted ceiling gives fantastic potential for those seeking a car lift to enhance their collection. Ample workshop space and a mezzanine storage area over the car port complete this particularly desirable highlight of the home. The rear garden offers an ideal space for entertaining and for families to enjoy in privacy. You are spoilt for choice when it comes to outdoor dining/ lounging, with a covered dining area and two separate split level tiled terraces delivering plenty of options. A central pond feature provides a stunning focal point to the space, with an elevated lawn perfect for families with young children. Completing the rear garden, a substantial garden shed delivers useful everyday storage space and a gravel laid path leads to a rear access point for the garage. An additional south easterly facing courtyard side garden, along with its greenhouse, provides an ideal area for vegetable growing, an enclosed space for pets or even as a private spot to hang laundry.

LOCATION

Ravenshead is an extremely well-positioned north Nottinghamshire village in relation to local amenities, points of interest and major transport routes. Newstead Abbey Park and Harlow Wood offer areas of natural beauty, historical interest and popular walks. Major amenities can be found in Mansfield and Nottingham whilst more basic amenities can be found at the Ravenshead shopping parade. The A60 Mansfield Road provides fast access to Nottingham & Mansfield whilst the M1 Motorway J27 provides easy access beyond the county.

DISTANCES

Nottingham 10 miles
 Mansfield 7 miles
 Nottingham City Hospital 8 miles
 Queens Medical Centre 12 miles
 Kings Mill Hospital 7 miles
 M1 Motorway J27 7 miles
 Newark Northgate Rail Station 21 miles
 East Midlands Airport 25 miles









INFORMATION

TENURE

Freehold

Council Tax Band: F

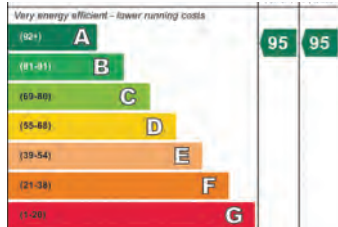
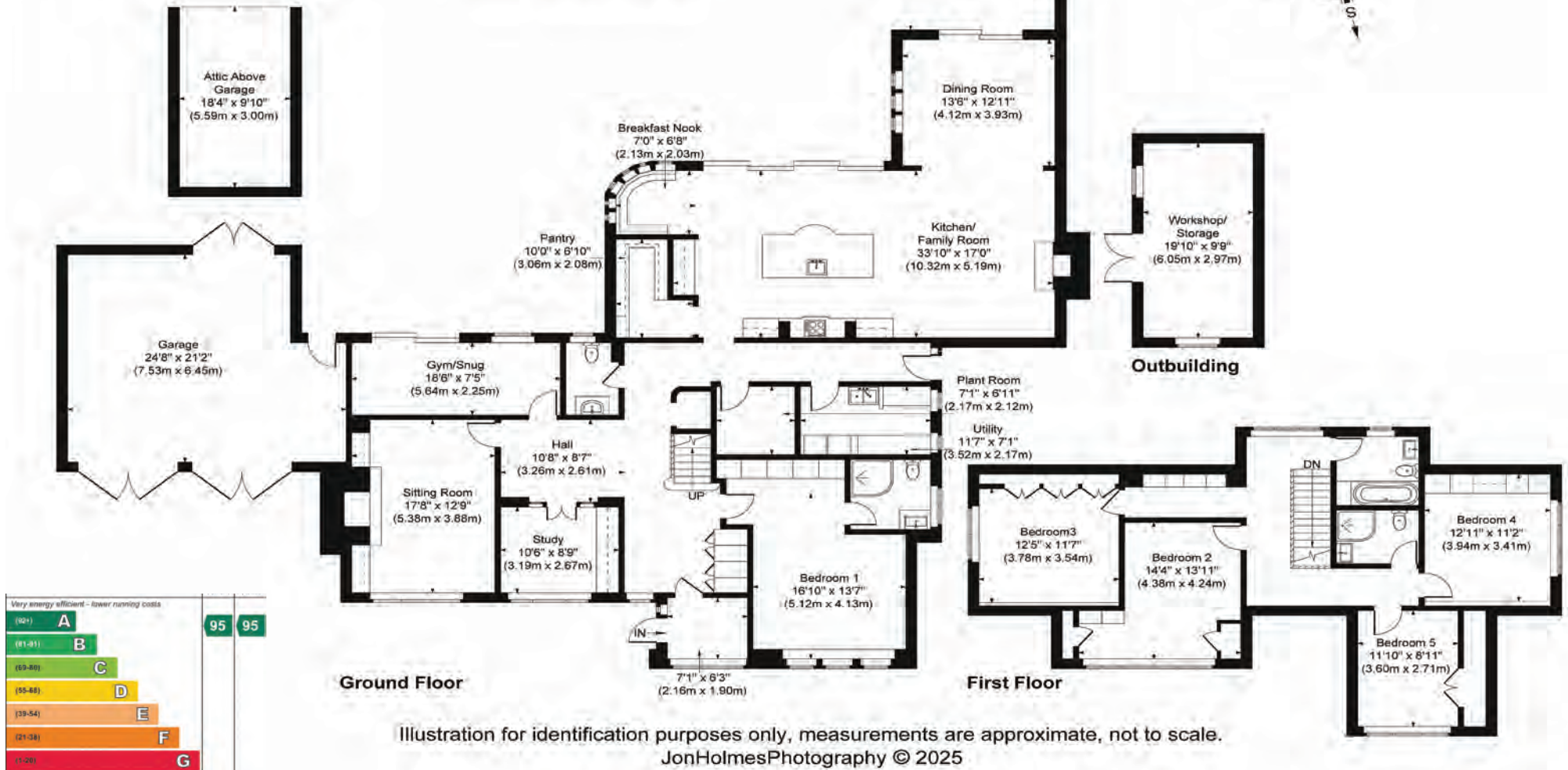
SERVICES

Mains electricity, water, gas and drainage are understood to be connected. There is zoned, wet system under floor heating to the entirety of the ground floor. A 20-panel solar array is in situ with a 10kw battery bank to the plant room. The property also benefits from an alarm system, CCTV security and a Ubiquiti WIFI system for fast reliable speeds throughout the home. Air conditioning has been installed to the formal lounge and principal bedroom.

VIEWINGS

Strictly by appointment via Fine & Country Nottinghamshire. Please contact Pavlo Jurkiw for more information.

Chestnut Avenue, Ravenshead
Approximate Gross Internal Area
Main House = 303 sq.m/3260 sq.ft
Garage = 61 sq.m/659 sq.ft
Outbuilding = 18 sq.m/193 sq.ft
Total = 382 sq.m/4112 sq.ft





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FOUNDATION

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