

# HoldenCopley

PREPARE TO BE MOVED

Church Drive, Ravenshead, Nottinghamshire NG15 9FG

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Offers In The Region Of

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## PREPARE TO BE IMPRESSED...

Introducing a remarkable modern detached residence, this substantial property exemplifies luxury living and meticulous attention to detail. Immaculately presented throughout, this home sets the standard for contemporary living with cutting-edge features. The comprehensive CCTV system envelops the property, offering peace of mind and security, while the smart home technology allows you to control essentials such as smoke and burglar alarms, heating, the Sonos sound system, electric gates, intercom and CCTV effortlessly from your phone. The ground floor welcomes you through a hallway providing access to the integrated garage and a gym. Ascend to the first floor, where a spacious living room boasts bi-fold doors opening onto a Juliet balcony, providing an abundance of natural light and a seamless connection to the outdoors. The open plan kitchen, living and dining room is perfect for entertaining, complemented by a convenient utility room, a well-appointed office and a three-piece bathroom suite. The second floor reveals five generously sized bedrooms, with en-suites enhancing the master and second bedrooms. The master and third bedrooms enjoy the added luxury of Juliet balconies, offering delightful views. Completing this floor is a three-piece bathroom suite designed for convenience and style. Externally, the property boasts a large driveway, a practical garage and a private enclosed garden, creating a harmonious blend of practicality and tranquillity. Situated within a desirable village location surrounded by lovely countryside, close to a range of local amenities such as shops, Ravenshead Leisure Centre and excellent transport links as well as being within catchment to two excellent local schools. This modern haven promises an unparalleled lifestyle, combining sophistication, technology and comfort in every aspect of your daily life.

## MUST BE VIEWED





- Modern Detached House
- Five Great-Sized Bedrooms
- Large Open Plan Kitchen, Living & Dining Area
- Spacious Living Room & Office/Bedroom
- Two Stylish Bathroom Suites
- Two En-Suites
- Large Driveway, Garage & Gym
- Private Enclosed South-Facing Garden
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

5'6" x 4'0" (1.68 x 1.24)

The hallway boasts carpeted flooring, a vertical radiator, a floor-to-ceiling aluminium window with double glazing and a single aluminium door providing access into the accommodation.

### Garage

19'4" x 15'4" (5.91 x 4.68)

The garage features Kardean flooring, a radiator, recessed spotlights and an electric roller shutter door that allows access to the front elevation.

### Gym

35'11" x 16'3" (10.96 x 4.96)

The gym is equipped with Kardean flooring, a radiator, wall-mounted light fixtures, recessed spotlights and aluminium bi-fold doors for access to the front elevation.

### Plant Room

The plant room features Kardean flooring, a wall-mounted boiler, a water tank, a wall-mounted fuse box and offers generous storage space.

## FIRST FLOOR

### Hallway

25'5" x 15'7" max (7.76 x 4.77 max)

The hallway is equipped with Kardean flooring complemented by underfloor heating, a distinctive glass wine storage unit, recessed spotlights, an aluminium skylight and an aluminium double-glazed obscure window on the side elevation. It also serves as an entry point to the first-floor accommodation.

### Living Room

32'2" x 11'6" (9.81 x 3.52)

The living room features carpeted flooring with underfloor heating, a media wall housing a prominent fireplace and a designated TV point, recessed spotlights, a ceiling LED lightbox as a distinctive feature and expansive aluminium bi-fold doors that open up to the Juliet balcony.

### Kitchen/Living/Dining Room

38'0" x 29'8" (11.59 x 9.06)

The open plan kitchen, living and dining area showcase a variety of fitted base and wall units adorned with quartz countertops. It includes an undermount sink with a mixer tap, two built-in ovens, an integrated hob, an extractor fan, a microwave, a coffee machine and a dishwasher. The space further accommodates provisions for an American-style fridge freezer and benefits from a feature island. The area is highlighted by a media wall with a fireplace, a designated TV point, two eye-catching ceiling LED lightboxes, recessed spotlights, Kardean flooring with underfloor heating, two aluminium skylights and aluminium bi-fold doors that lead out to the rear garden.

### Utility Room

11'5" x 9'6" (3.49 x 2.90)

The utility room is equipped with fitted base and wall units featuring quartz countertops, an undermount sink with a mixer tap and drainer grooves. It offers ample space and plumbing for a washing machine and tumble dryer. The room is well-illuminated with recessed spotlights and features Kardean flooring with underfloor heating. Additionally, there is an aluminium double-glazed obscure window on the side elevation.

### Office/Bedroom Six

13'11" x 8'9" (4.25 x 2.67)

The office/bedroom six features carpeted flooring enhanced by underfloor heating, recessed spotlights and an aluminium double glazed window on the side elevation.

### Bathroom

12'2" x 5'8" (3.73 x 1.73)

The bathroom is equipped with a low-level dual flush W/C, a wall-mounted wash basin featuring drawer units and a mixer tap and a fitted shower enclosure with a waterfall-style shower fixture. It boasts tiled flooring with underfloor heating, tiled walls, recessed spotlights and an aluminium obscure window on the side elevation.

## SECOND FLOOR

### Landing

21'3" x 6'2" (6.49 x 1.89)

The landing has carpeted flooring, a radiator, recessed spotlights and an aluminium skylight.

### Master Bedroom

22'2" x 10'6" (6.78 x 3.22)

The master bedroom features carpeted flooring, a media wall showcasing a distinctive fireplace and a designated TV point, two vertical radiators, recessed spotlights, access to the dressing room and en-suite and aluminium bi-fold doors for entry to the Juliet balcony.

### Dressing Room

9'1" x 7'3" (2.79 x 2.23)

The dressing room has carpeted flooring, LED strip lights, access to the en-suite and provides ample storage space.

### En-Suite

7'1" x 6'4" (2.16 x 1.95)

The en-suite is equipped with a low-level dual flush W/C, two wall-mounted sinks featuring drawer units and mixer taps, a fitted double shower enclosure with two waterfall-style and two hand-held shower fixtures, a heated towel rail, tiled flooring, tiled walls, recessed spotlights and an aluminium double-glazed obscure window on the side elevation.

### Bedroom Two

15'5" x 10'7" (4.70 x 3.24)

The second bedroom features carpeted flooring, a radiator, recessed spotlights, direct access to the en-suite and an aluminium double-glazed window facing the front elevation.

### En-Suite

7'1" x 4'7" (2.18 x 1.42)

The en-suite is furnished with a low-level dual flush W/C, a wall-mounted wash basin accompanied by drawer units and a mixer tap, a fitted shower enclosure featuring a waterfall-style and hand-held shower fixture, a heated towel rail, tiled flooring, tiled walls, recessed spotlights and an aluminium double glazed obscure window on the side elevation.

### Bedroom Three

19'7" x 10'7" (5.97 x 3.24)

The third bedroom features carpeted flooring, a designated TV point, two vertical radiators, recessed spotlights and aluminium bi-fold doors that open up to the Juliet balcony.

### Bedroom Four

15'5" x 10'7" (4.70 x 3.23)

The fourth bedroom boasts carpeted flooring, a designated TV point, a radiator, recessed spotlights and an aluminium double-glazed window facing the front elevation.

### Bedroom Five

12'4" x 7'3" (3.76 x 2.21)

The fifth bedroom features carpeted flooring, a radiator, recessed spotlights and an aluminium double-glazed window on the side elevation.

### Bathroom

7'2" x 7'2" (2.20 x 2.20)

The bathroom is equipped with a low-level dual flush W/C, a wall-mounted wash basin featuring a drawer unit and a mixer tap, a freestanding bath with a hand-held shower fixture, a heated towel rail, floor-to-ceiling tiles, recessed spotlights, a distinctive ceiling lightbox and an aluminium double-glazed obscure window on the side elevation.

## OUTSIDE

### Front

At the front of the property, you'll find electric gated entry leading to a spacious driveway and garage, offering ample off-road parking. A focal point is the centerpiece adorned with an array of decorative plants and shrubs, complemented by convenient side access to the garden.

### Rear

To the rear of the property lies a secluded enclosed south-facing garden featuring a stone-paved patio, a meticulously kept lawn, decorative wooden sleepers adorned with various plants and shrubs, all enclosed by panelled fencing.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

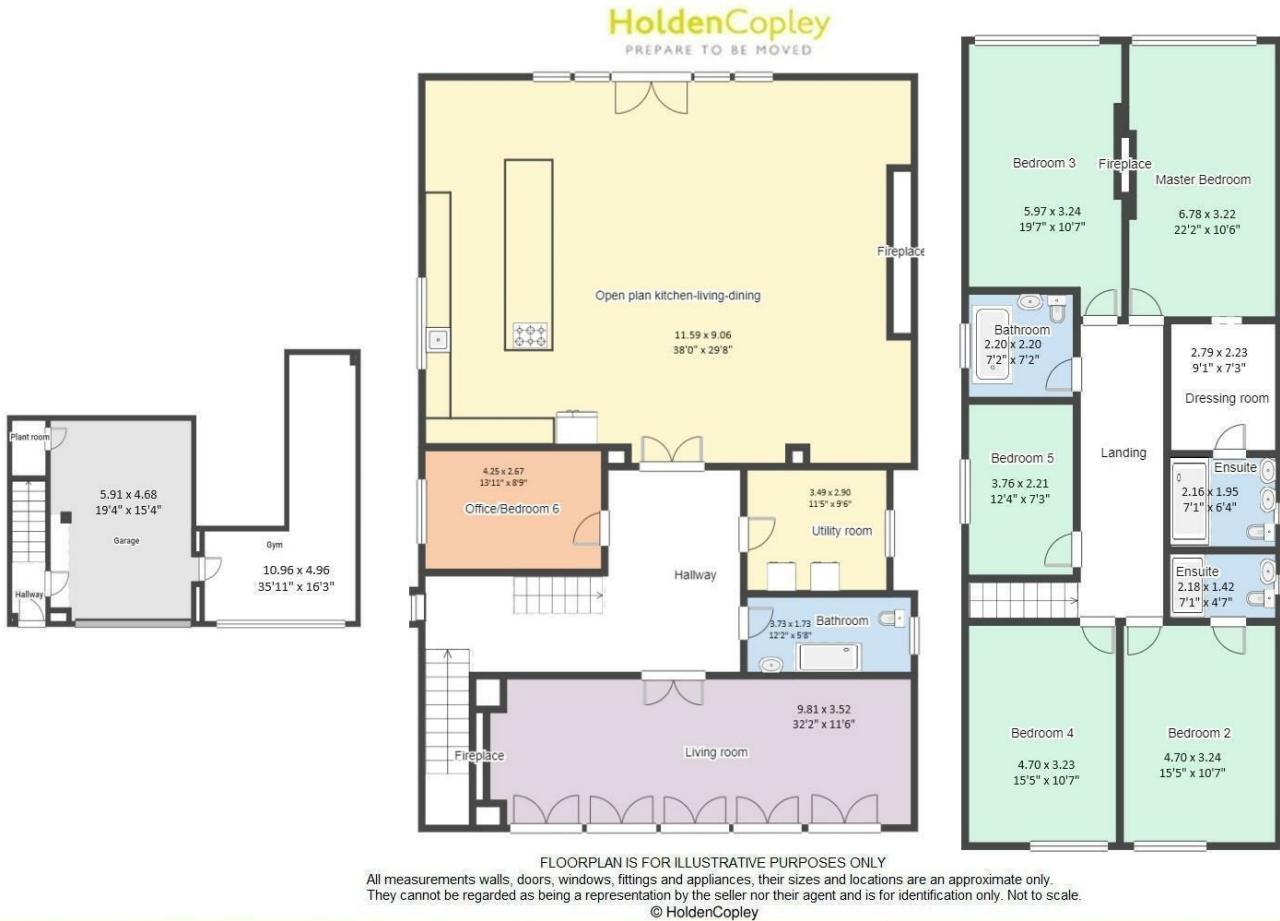
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

# Church Drive, Ravenshead, Nottinghamshire NG15 9FG



**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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