



£950,000 Freehold

6 FAIRFIELDS DRIVE | RAVENSHEAD | NOTTINGHAM | NG15 9HR

BuckleyBrown
ESTATE AGENTS

A LUXURIOUS FIND!...Allow us to introduce you to this marvellous residence with many gorgeous features that you simply must see to fully appreciate! Positioned on a sprawling plot, the grandeur of this property is evident from the moment you pass through the gated entrance, setting the stage for a lifestyle of luxury! Not only that, this home boasts a picture-perfect interior to match, this property is incredible in every sense of the word!

Step inside, and you'll be greeted by a contemporary kitchen equipped with high-quality integrated appliances and a stylish breakfast bar. Adjacent is a convenient utility space, seamlessly blending practicality with sophistication. The ground floor unfolds further to reveal a bright and airy living room offering a stunning exposed brick feature wall and bay window flooding this space with natural light. The ground-floor layout consists of four versatile reception rooms: a generously sized dining space, a cozy sitting room, an entertaining games room, and an impressive home cinema. For fitness enthusiasts, a well-equipped gym and a luxurious Turkish sauna with Bluetooth speakers included, ensuring every need is catered to.

The first floor hosts a generously sized landing, welcoming you to five impeccably decorated bedrooms, which are a real credit to the current owner. Two contemporary en-suite facilities and a stylish family bathroom provide a perfect space for both relaxation and luxury.

Outside features a decked seating area, surrounded by a fence, and complemented by a pergola sheltering the hot tub area. This outdoor haven is excellent for unwinding with a drink in the evening. Along with the additional benefit of a practical shed, CCTV for peace of mind, and a walkway to the Abbey!





Entrance Hallway

With composite front door, tiled flooring, central heating radiator, down lights, window to the side elevation and a carpeted staircase leading to the first floor. With access to;

Living Room 13'6" x 20'4"

With central heating radiator, laminate flooring, feature wall with exposed brick, coving, downlights and bay window to the front elevation.

Kitchen 13'6" x 9'7"

Complete with modern wall and base units, work surface, integrated appliances including a Miele oven, dishwasher and microwave. Along with an extractor fan, splash back, inset sink with chrome mixer tap above, tiled flooring, down lights and window to the rear elevation.

Utility 5'11" x 7'0"

Fitted with stylish cabinets providing extra storage, work surface, ceramic hob, extractor fan, plumbing for a washing machine, inset sink with mixer tap above, along with a window to the rear elevation and door leading outside.

Dining Room 11'10" x 14'6"

With tiled flooring, down lights, breakfast bar and bay window to the front elevation.

Sitting Room 11'6" x 12'7"

With laminate flooring, central heating radiator, coving and window to the front elevation.

Dining Room 11'10" x 14'6"

With tiled flooring, two central heating radiators, coving and French doors leading into the versatile games room.

Games Room 12'5" x 16'2"

With tiled flooring, down lights, built-in speakers, air conditioning, window to the side elevation and bi-fold doors leading outside.

Cinema 17'1" x 10'2"

With carpet to flooring, air-conditioning unit, fibre optic lighting and window to the rear elevation.

Gym 17'1" x 10'2"

Fully equipped and featuring laminate flooring, down lights, coving, door leading into the shower room.

Shower Room 5'11" x 6'0"

Turkish steam room with bluetooth speakers and seating.

WC

Fitted with a low flush WC, wash hand basin, full height tiling, chrome heated towel and an opaque window to the side elevation.

Landing 10'5" x 8'2"

With carpet to flooring and access to;

Bedroom One 12'0" x 14'6"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

En-Suite 6'2" x 7'6"

Complete with a low flush WC, wall hung basin with vanity storage, enclosed shower, full height tiling, shaver point, central heating radiator and an opaque window to the rear elevation.

Bedroom Two 13'4" x 13'6"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

En-Suite 10'6" x 6'3"

Complete with a bath, low flush WC, wall hung basin with vanity storage, enclosed shower, full height tiling, down lights, illuminated mirror and an opaque window to the front elevation.

Bedroom Three 13'5" x 9'6"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bedroom Four 13'5" x 8'2"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

Bedroom Five 10'5" x 10'5"

With carpet to flooring, central heating radiator and window to the front elevation.

Bathroom 9'10" x 6'3"

Complete with a bath, low flush WC, wash hand basin with vanity storage, enclosed shower, floor and wall tiling. Along with a chrome heated towel rail, down lights and an opaque window to the front elevation.

Outside

With a block paved driveway to the front elevation providing off-street parking, along with an extended double garage. Together with a decked seating area, fence surround and pergola sheltering the hot tub area. There is a handy shed (25ft x 12ft) for additional storage, CCTV and an access walkway leading to the Abbey.



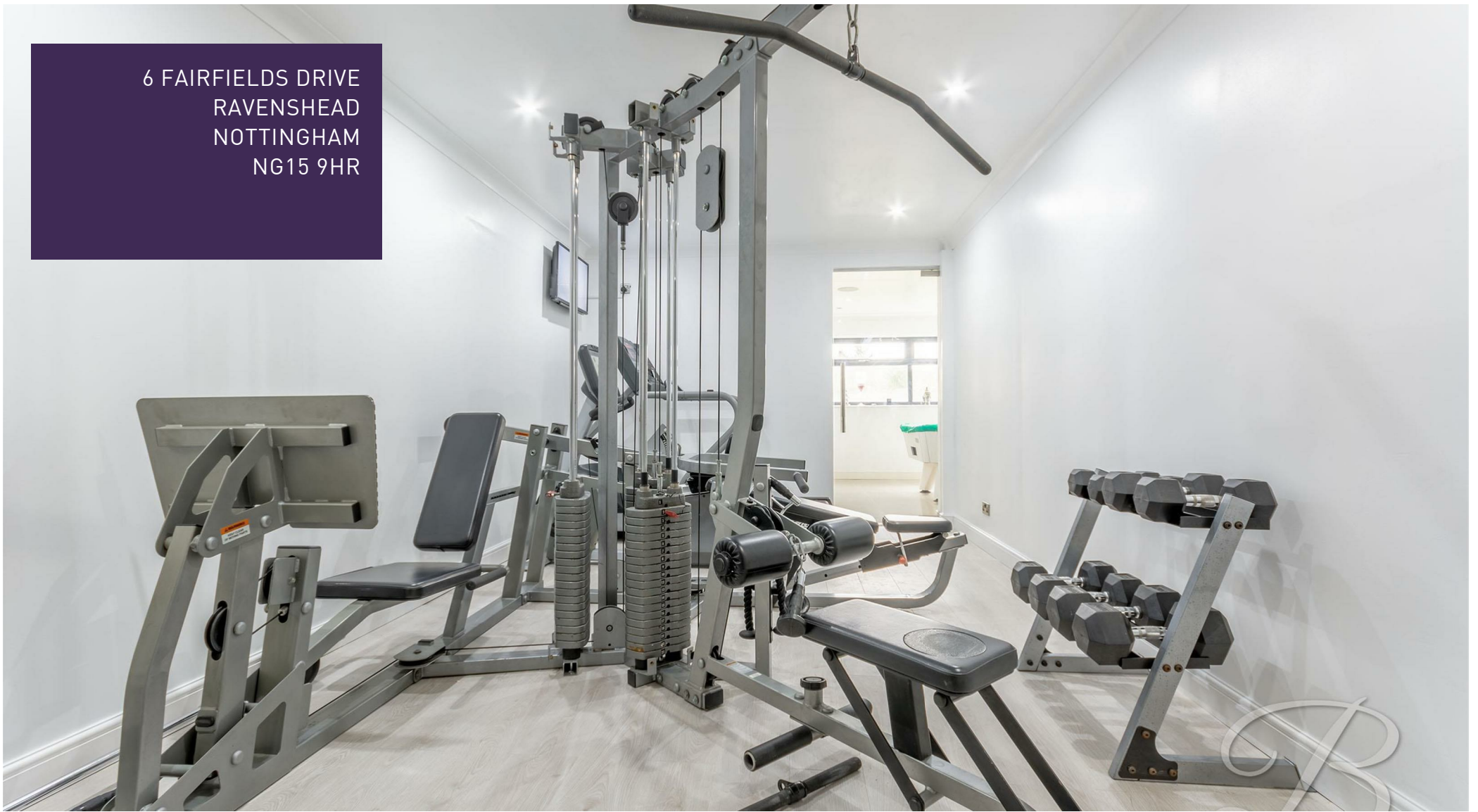


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(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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