



Offers Over £985,000

ROSDALE LANE | RAVENSHEAD | NOTTINGHAM | NG15 9GU

  
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SIMPLY STUNNING!...The ultimate dream home.

With over 4000 square feet, this substantial architect designed split level home combines privacy, luxury living, and meticulous attention to detail. Built 11 years ago and comprising of 6 bedrooms and 4 bathrooms, integrated fire sprinkler system throughout the property and underfloor heating to the ground floor, this high-quality property won't disappoint. Positioned in the highly sought-after location of Ravenshead, within easy reach of schools and benefiting from a modern south-facing, rear garden.

Immaculately presented throughout, the welcoming entrance hall offers access to the fabulous contemporary kitchen with a large centre island and a roof lantern allowing a wealth of daylight all year round. The lounge is a real showstopper comprising of a decorative gas fireplace with dual aspect windows and French doors providing a seamless connection to the outdoors. Also on the ground floor is a large dining room, a well-appointed study, utility room and W.C.

The first floor presents you with four luxurious bedrooms all with built-in wardrobe space. Two of these bedrooms benefit from ensuites, along with a family bathroom. The master bedroom suite also boasts an impressive private dressing room. Ascending to the second floor and you are welcomed with the versatility of a further two bedrooms and a family bathroom.

Externally, the front of property boasts a large driveway, a practical double garage and beautifully landscaped garden. The south facing rear garden is an outdoor haven, combining composite decking patio and dining areas, along with modern tiled walls and mature landscaping, this private garden is excellent for unwinding with a drink in the evening.

Viewing Essential !





### Entrance Hallway

Fitted with built in storage cupboard and further access to;

### Dining Room

**12'7" x 14'9"**

Ample space for dining furniture, window to the front elevation and double doors opening from the hallway.

### Kitchen

**21'2" x 25'4"**

Outstanding German kitchen with large centre island comprising of an inset sink and drainer, top of the range integrated appliances and a Quooker hot water tap. Completing this room is a wonderful skylight with remote control blind, two windows overlooking the garden to the rear and French doors to the side elevation. With further access to the utility.

### Utility

**9'1" x 12'2"**

Fitted with an attractive range of units, inset sink and drainer, and space for a washing machine, tumble dryer and fridge freezer. There is also a window and external door to the rear elevation.

### Lounge

**18'11" x 19'0"**

Access through double doors from the hallway. Spacious lounge with dual aspect windows to the front and rear elevation. Two sets of patio doors giving access to the rear garden, perfect for the summer months.

### Study

**7'10" x 8'0"**

With integrated furniture and desk space, and a window to the front elevation.

### Downstairs WC

Complete with a low flush WC and wash hand basin vanity.

### First Floor Landing

With storage cupboard and further access to;

### Master Bedroom Suite

**11'8" x 19'3"**

Complete with three windows to the front elevation allowing for a wealth of sunlight. With private ensuite and further access to a separate dressing room.

### En Suite

**6'11" x 19'3"**

Five piece suite comprising of a low flush WC, double hand wash basin floating vanity, shower and a free standing bath. Steps leading down to the dressing room from the right elevation.

### Dressing Room

**9'1" x 12'7"**

Opening from the en suite with steps leading down to the dressing room. Fully fitted with a bespoke range of hanging spaces, drawers, dressing table and a window to the rear elevation.

### Bedroom Two

**12'7" x 13'4"**

Complete with built in wardrobes, window to the rear and access to a private en suite.

### En Suite

**8'3" x 9'1"**

Complete three piece suite including a hand wash basin, low flush WC and shower.

### Bedroom Three

**7'10" x 11'10"**

With built in wardrobes and a window to the front elevation.

### Bedroom Four

**9'6" x 11'11"**

With built in wardrobes and a window to the front elevation.

### Bathroom

**8'3" x 14'1"**

Family bathroom comprising of a five piece suite including a double hand wash basin, low flush WC, shower and inset bath.

### Second Floor Landing

With velux windows, storage cupboard and further access to;

### Bedroom Five

**16'4" x 16'9"**

Complete with two velux windows. Currently set up as a gym.

### Bedroom Six

**14'11" x 18'8"**

Complete with two velux windows and built-in storage.

### Shower Room

**8'2" x 8'9"**

Three piece suite comprising of a hand wash basin, low flush WC and shower. Fitted with a velux window and further access to a storage room.

### Garage

**18'11" x 19'0"**

Double garage with electric door, accessed from the front elevation with storage room running across the full length of the rear of the garage. Water storage tanks for the integrated fire sprinkler system.

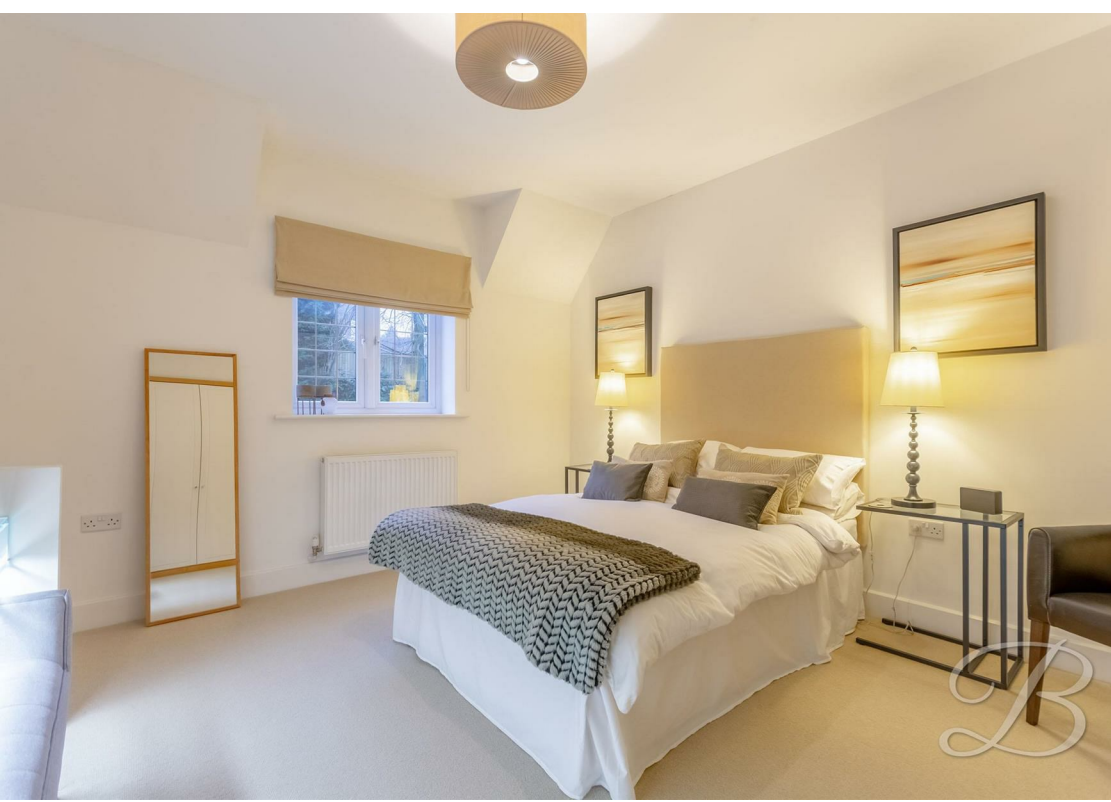
### Storage

Ample storage space which can be used to your own advantage.

### Outside

Private off-road parking for 6 vehicles and a double garage to the front elevation. Well established lawn and landscaping leading up to the front door. The landscaped SOUTH FACING rear garden comprises of composite decking areas, large modern tiled walls, with steps leading to a gorgeous raised lawn, and a

covered seating area perfect for the evening sun. The garden is fully equipped with external power and lighting.





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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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	85
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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