



ROSEDALE LANE | RAVENSHEAD | NOTTINGHAM | NG15 9GU

**BuckleyBrown**  
ESTATE AGENTS

BREATH-TAKING!!.. We welcome you to Ravenshead where this magnificent family home boasts five spacious bedrooms, a quirky bar, and a spa-style steam/sauna room! This is what luxury living looks like, and we are here for it! Let us take you on a tour around this stunning property...

As you step inside, you'll be greeted by the lounge which hosts french doors and a media wall giving the wow factor. Just around this wall you will be met with the bar area which is fitted with multiple fridges. This is a fantastic sociable setting for inviting guests over. Through to the kitchen, you will find a beautiful island offering plenty of work surfaces when cooking family meals. Not to mention the space for a good-sized table and chairs. The kitchen bifold doors not only flood the space with natural light but also seamlessly connect the indoor and outdoor areas, perfect setting for enjoying a morning coffee in the fresh air. The utility is just next door and provides ample storage. The ground floor is complete with an office, perfect for working from home, and a WC.

The first floor hosts four pristine bedrooms, two with the luxury of their own private ensuite's, and the master boasting a double sink, bath and separate shower! Not to mention the fitted wardrobes giving a dressing room feel. The bathroom is simply fabulous and comprises a spa-like steam room and sauna. Imagine unwinding here with a glass of fizz! This floor is complete with a laundry room for all of your linens. The second floor comprises a loft room with a great deal of space to store goods. There is also a large bedroom with its own private ensuite. This would make a great area for guests to stay on their own floor.

Heading outside, you will discover a well-landscaped and private garden with a patio seating area sheltered by a pergola. To the front hosts plenty of parking and a double garage. The owners have clearly put a lot of time and effort into making this house a home. Call today to arrange a viewing





#### Entrance Hall

A bright and airy entrance with access to.

#### Kitchen/Diner 19'2" 20'4"

An impressive kitchen which comprises modern units and cabinetry, top of the range integrated appliances and a large island hosting a breakfast bar, built in appliances and plenty of storage space.

#### Utility 7'2" 8'8"

With matching cabinets and units with work surfaces over offering space for household appliances.

#### Living Room / Bar 15'8" 18'10" / 10'3" 16'6"

An impressive bar area which hosts built in fridges for beverages, a bar with seating for multiple high stools, fixtures and fitting and double french doors to rear elevation.

#### Office 8'10" 13'5"

A handy room for those who work from home. With window to front elevation. This room is currently being utilised as a home gym.

#### Downstairs WC

With window to side elevation.

#### First Floor

With access to;

#### Bedroom One 13'6" 19'3"

Including dual aspect windows. With two skylight velux windows to side elevation. Not to mention multiple built in wardrobes.

#### En-suite 10'2" 11'9"

Including a double sink, low flush WC, a bath tub and a shower cubicle.

#### Bedroom Three 13'1" 13'6"

With window to rear elevation.

#### En-suite 3'3" 10'2"

Including a three-piece suite.

#### Bedroom Four 12'7" 19'2"

Including dual aspect windows.

#### Shower Room 6'11" 7'3"

Comprising a three piece suite.

#### Sauna & Steam Room 8'1" 12'6"

Relax and unwind with these state of the art steam/sauna rooms. What a luxury to have in the comfort of your own home.

#### Bedroom Five 11'0" 16'8"

Including windows to front elevation.

#### Laundry Room 5'6" 6'11"

A great storage space for all of your laundry.

#### Second Floor

WITH ACCESS TO;

#### Bedroom Two 12'6" 21'5"

A spacious window with plenty of windows allowing natural light in.

#### En-suite 5'11" 9'7"

Including a three-piece suite.

#### Loft Space

There is a great amount of storage space here for all of your belongings.

#### Garage 16'6" 20'3"

A double garage with an electric door and space for storage or parking.

#### Outside

With a gated entrance leading to a driveway and integrated garage. There is an enclosed garden to the rear with a spacious lawn, patio seating area and hedge surround. With a sheltered pergola.





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>		87	90
(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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