



£1,200,000

NOTTINGHAM ROAD | RAVENSHEAD | NOTTINGHAM | NG15 9HL

**BuckleyBrown**  
ESTATE AGENTS



## YOUR DREAM HOME!

Prepare to fall head over heels as you approach this property through a grand and enchanting driveway, this is just the beginning of a luxury opportunity. This property is simply stunning and comprises of four bedrooms, four bathrooms and multiple impressive reception rooms. Positioned in the highly sought-after location of Ravenshead, only a short distance from local shops, amenities and schools, making this the perfect family residence.

First of all you are welcomed by the grand hallway, offering access to a charming living room fitted with a feature wall and log burner fireplace, making this a warm and cosy space to relax and unwind after a long day! Across from here you will find yet another reception room with plenty of versatility to design till your hearts content. Moving through to my favourite room, the living kitchen area. This room really boasts open plan living, perfect for entertaining. The kitchen is everything you could ever need, accompanied with all essential appliances. Not to mention the island feature, dividing the areas whilst also creating additional seating area with a breakfast bar. Complemented further with three sets of sliding doors creating a seamless transition to the rear garden. Finally, the ground floor benefits from a handy utility room and WC. Don't stop here, let's see what upstairs has to offer...

The first floor hosts four inviting bedrooms, three of which have the luxury of their very own en suites. On entry to the master bedroom you will be amazed by a walk-in wardrobe, this is fabulous if you love an aesthetic lifestyle! In turn the landing gives access to an extensive bathroom, decorated immaculately and boasting of a four piece suite.

Externally, the front of property has a large driveway and garage with an office room located just above here. Along with an enclosed lawn to the rear with surrounding greenery and a patio seating area, making a wonderful area for alfresco dining.

Viewing essential!





#### Entrance Hallway

Grand entrance hallway with windows to the front elevation, storage cupboard, stairs to the side and further access to;

#### WC

This room is fitted with a hand wash basin and low flush WC.

#### Reception Room 12'9" x 19'1"

Versatile room fitted with windows running along the front of the house allowing a wealth of natural daylight to flow through.

#### Living Room 17'9" x 19'8"

The living room offers a lovely space to relax and unwind fitted with a log burner fireplace, creating a cosy setting. There is ample furniture space along with dual aspect windows to the front and side elevations.

#### Living Room/Dining Room/Kitchen 10'11" x 37'5"

Modern kitchen which is complete with a range of gloss cabinets, worktop surfaces, inset sink and drainer and all essential integrated appliances. You will also find a centre island feature fitted with an induction hob, integrated extractor fan and a breakfast bar. From here you will find ample space to add all your furnishings along with three sets of sliding doors, bringing the outside inside. You will also gain access to an inner hallway leading to a handy utility.

#### Hall

Inner hallway giving access to the utility, fitted with a window and external door gaining access to the rear.



#### Utility 9'3" x 9'8"

Fitted worktops, wall and base cabinets, inset sink and drainer and further space and plumbing for a washing machine/tumble dryer. With a window to the rear elevation.

#### Landing

Spacious landing with leading access into;

#### Bedroom One 12'9" x 17'11"

With carpeted flooring, central heating radiator, access to a walk in wardrobe and en suite. Dual aspect windows to the front and rear.

#### En suite 6'4" x 6'5"

Fitted with a hand wash basin, low flush WC and a shower. With a window to the front elevation.

#### Bedroom Two 9'10" x 20'0"

With carpeted flooring, central heating radiator, en suite and a window to the front elevation.

#### En Suite 5'11" x 9'10"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. With a window fitted to the front.

#### Bedroom Three 9'10" x 19'7"

With carpeted flooring, central heating radiator, access to an en suite and a window to the rear elevation.

#### En Suite 5'1" x 10'11"

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

#### Bedroom Four 10'0" x 11'11"

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





#### Bathroom 8'0" x 11'10"

Stunning four piece suite with stylish marble tiles, hand wash basin, low flush WC, free standing bath and shower cubicle. Dual aspect windows to the side and rear elevation.

#### Garage 19'8" x 24'3"

Large garage found at the front of the property and accessed from the side. From here you can gain access to the stairs leading up to the office and external access also.

#### Office 14'8" x 18'8"

Versatile room located above the garage fitted with a cupboard, window to the side, velux windows and access to a shower room. This space also has the potential to become an annex.

#### Shower Room 5'11" x 8'10"

Three piece suite comprising of a hand wash basin, low flush WC and shower. With a velux window.

#### Outside

This unique home boasts a grand entrance to the front surrounded by forestry. This leads you to an extensive driveway accommodating for generous off road parking. Here you will also gain access to a large garage and office room. Moving round to the rear of the property you are presented with a fantastic sized lawn which offers space to get creative and make this your dream garden. Additionally, there is a patio seating area, perfect for alfresco dining with family and friends all year round. Not to mention this plot stands proudly on approximately 2/3rds of an acre.

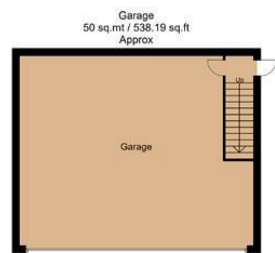












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	79
(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			
England & Wales		EU Directive 2002/91/EC	



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