



Guide Price £700,000 Freehold

23 FAIRFIELDS DRIVE | RAVENSHEAD | NOTTINGHAM | NG15 9HR

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £700,000 - £750,000

LIVING IN LUXURY!... on a beautiful corner plot in the sought-after area of Priory Wood is this five bedroom detached home which provides that instant kerb appeal and will have you falling in love at first glance with its exceptional presentation throughout. This home boasts a brilliant internal layout and will make the perfect home for a growing family.

As you approach this property you will notice how well it stands with a driveway to the front providing off-street parking and a double garage. Upon entry you will find an inviting hallway which leads into a gorgeous living room which has a great sense of space and is complemented perfectly by a neutral colour palette and bay front window which floods the room with light. Let's not forget the feature fireplace which creates a great focal point to this room. Through the double doors is a lovingly presented dining room that offers ample space for entertaining guests. Heading further you will find an impressive kitchen which is complete with a range of modern shaker style cabinets and integrated appliances, as well as tiled flooring and contemporary touches, what more could you ask for? There is a lovely garden room that benefits from surrounding windows providing a perfect view of the rear garden that is worth admiring all year round. To complete this floor there is an office.

The first floor occupies five well proportioned bedrooms which offer a brilliant canvas for you to add your own touch, together with the added luxury of fitted wardrobes and a stylish en-suite. There is also an elegant family bathroom making this the perfect place to relax and unwind.

The rear walled garden is simply amazing, well established and featuring a neat lawn and pond which really adds a statement to this home. You will also find this property has a great degree of privacy and offers a woodland area to the front with direct access to Priory Woods and routes to Newstead Abbey.





Entrance Hallway

With carpet to flooring and access to;

Living Room 11'2" x 20'9"

With carpet to flooring, two central heating radiators, feature fireplace, bay front window and patio doors leading to the rear garden.

Dining Room 9'11" x 10'3"

With carpet to flooring, central heating radiator and a bay front window.

Kitchen 10'7" x 17'1"

Complete with modern shaker style cabinets and units, complementary work surface, extractor fan, integrated appliances, down lights and tiled flooring. There is also a window to the rear elevation and patio doors leading to the garden room.

Garden Room 9'9" x 14'6"

With surrounding windows and patio doors leading to the rear garden.

WC

Complete with a low flush WC, pedestal sink, wash hand basin and an opaque window to the side elevation.

Office/Study 11'3" x 7'6"

With carpet to flooring and a window to the side elevation.

Landing

With carpet to flooring, window to the front elevation and access to;

Bedroom One 15'10" x 21'1"

With carpet to flooring, central heating radiator, fitted wardrobes, window to the side elevation and double windows to the front.

En Suite 5'8" x 5'7"

Complete with a fully tiled suite, low flush WC, wall hung vanity unit, enclosed shower and an opaque window to the side elevation.



Bedroom Two 11'5" x 12'0"

With carpet to flooring, fitted wardrobes and a window to the rear elevation.

Bedroom Three 11'2" x 10'8"

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

Bedroom Four/Office 11'1" x 7'9"

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

Bedroom Five 7'6" x 7'1"

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

Bathroom 7'1" x 9'6"

Complete with a bath, low flush WC, wall hung basin, heated towel rail, walk-in shower and an opaque window to the side elevation.

Outside

With a driveway to the front offering off-street parking for multiple vehicles and a double garage. There is a well established garden to the rear which is of a brilliant size and provides ample space to be enjoyed by the whole family. This property also has solar panels which provide clean, renewable energy, reducing electricity bills, boosting property value, and promoting sustainability.

Additional Features

- Insulation in 2023
- Solar panels
- 5.2 Kw battery
- EV car charger
- New windows throughout the house & garden room
- All soffits and fascias have been replaced





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) A		
(81-91) B		
(69-80) C	80	81
(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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