



£899,950

NOTTINGHAM ROAD | RAVENSHEAD | NOTTINGHAM | NG15 9HL

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ESTATE AGENTS



## EXPECT THE UNEXPECTED!

This exceptional five-bedroom detached family home offers an abundance of space, character, and charm. Situated on the outskirts of Newstead Abbey, it features a gated entrance, private driveway, and double detached garage—ensuring both privacy and convenience. With its inviting atmosphere and style this property is sure to impress!

As you step inside, the home boasts a well-designed layout with two spacious reception rooms. The open-plan living/dining area is bright and inviting, featuring a bay window and patio doors leading to the rear garden. A second reception room, currently used as playroom, provides a versatile space. The stylish kitchen is both functional and elegant, complete with traditional cabinetry, generous work surfaces, and a central island perfect for cooking and socialising. A utility room offers additional storage, while a modern shower room with a built-in sauna and steam room completes the ground floor.

Heading upstairs, you'll continue to be impressed by the generous proportions, layout and features on offer. Five bedrooms - each offering plenty of versatility for your furnishings and decorative touches. Two benefiting from private en-suite facilities and two offering direct access to the sun terrace. A contemporary family bathroom with decorative spotlights adds a touch of luxury to the first floor.

The outdoor space truly sets this property apart. The rear garden provides an expansive lawn area with plenty of space for children to play, while the decking area is perfect for alfresco dining or simply relaxing in the sunshine. A feature spiral staircase allows access to the sun terrace, an ideal spot for casual relaxation, dining, or enjoying a stunning sunset. With its inviting design and breathtaking views, it's the perfect place to unwind or entertain in a relaxed setting. The rear of the property is surrounded by nature, creating a sense of peace & seclusion.

Call out team today to make this your forever home!







### Entrance Hallway

Grand entrance hallway which exudes elegance and sets the tone for the entire home. As you step inside, the space is immediately striking, with high ceilings that create a sense of openness and airiness.

### Kitchen/Dining Room 13'5" x 24'1"

This traditional open plan kitchen/diner seamlessly combines classic charm with modern functionality. At the heart of the room lies a centre island, perfect for both meal preparation and casual dining, offering an inviting focal point in the room. The kitchen is fully equipped with an inset sink, integrated appliances, decorative splashback tiles and ample worktop space. Natural light flows in through a charming bay window, creating a warm and inviting atmosphere. Overall, the kitchen provides both a practical cooking space and wonderful area to enjoy sit down meals.

### Utility 8'10" x 11'9"

Located just off the kitchen, offering both practicality and style, featuring integrated

appliances, ample countertop space, and plenty of storage. A built-in sink adds convenience, making it the perfect space for laundry and household tasks. Additional space and plumbing for your washing machine and tumble dryer. Access to a handy downstairs shower room and an external door to the side elevation.

### Shower Room 12'7" x 9'4"

Stunning four piece suite located on the ground floor for added convenience. Consisting of a hand wash basin, low flush WC, shower, a sauna and a steam room. The shower has been thoughtfully designed with a seating area and integrated shelving. Not to mention the sauna and steam room offering a relaxing retreat featuring smooth wooden panels, this really is the most perfect addition.

### Dining Room 11'9" x 14'6"

The dining room has been designed for both formal and casual dining, featuring a seamless transition through to the main living room. Fitted with large patio doors to the rear, the room is filled with natural light, offering a direct



connection to the outdoor space. This well-appointed layout creates a handy flow between indoor and outdoor living.

### Living Room 13'6" x 25'5"

Bright and airy living room, featuring a beautiful bay window to the front along with patio doors opening to the garden, perfect for both relaxation and entertaining. The generous layout provides ample space for comfortable seating, this design ensures a warm, welcoming atmosphere for any occasion.

### Study 10'11" x 11'9"

The versatile study is a well-designed space that adapts to your needs, whether as a home office, library, playroom or quiet retreat. With ample room for furnishings and a charming bay window to the front elevation, it provides both functionality and a welcoming atmosphere.

### Landing

An expansive landing filled with natural light, featuring a window to the front elevation and stunning exposed feature beams that add

character and charm. A unique spiral staircase gracefully leads up to bedroom five, enhancing the home's distinctive design.

### Bedroom One 13'1" x 17'8"

The spacious master bedroom has been designed to offer both comfort and luxury, featuring stunning exposed feature beams that add character to the space. Fitted wardrobes provide ample storage, while double doors lead directly to a private sun terrace—an ideal retreat for relaxing and enjoying the surrounding views in peace. For added indulgence, the bedroom also benefits from a luxurious four-piece en suite bathroom.

### En Suite 13'1" x 6'9"

The en suite provides a sophisticated four piece suite consisting of a hand wash basin, low flush WC, bath and a shower. Decorated with high end fixtures including sleek spotlights along the back wall behind the bath along with an integrated shelf for added convenience.



### Sun Terrace

The beautiful sun terrace provides uninterrupted views of the surrounding landscape. It's elevated position ensures privacy at all times and provides the perfect space for the whole family to enjoy. Whether that's for casual relaxation, casual dining or enjoying a sunset. Fitted with a spiral staircase leading down to the garden.

### Bedroom Two 11'1" x 12'9"

A well-proportioned bedroom featuring plush carpeted flooring, a central heating radiator, and a window to the front elevation, allowing for plenty of natural light. Adding to its appeal, the room benefits from a luxurious three-piece en suite and a built-in cupboard for additional storage and convenience.

### En Suite 6'6" x 7'9"

A modern three-piece suite featuring a hand wash basin, low flush WC, and a sleek shower. A window to the rear elevation allows natural light to enhance the space.

### Bedroom Three 9'6" x 11'1"

Well sized room with carpeted flooring, central heating radiator and a window to the front elevation.

### Bedroom Four 9'0" x 11'1"

Spacious room with carpeted flooring, central heating radiator, built in storage cupboard and patio doors opening to the sun terrace.

### Bedroom Five

A versatile space located on the third floor, featuring carpeted flooring, a central heating radiator, convenient eaves storage, and Velux windows that flood the room with natural light.

### Outside

This property boasts an exclusive and secure entrance, featuring a private driveway with electric gates. The expansive grounds provide ample parking space, ensuring plenty of room for guests, residents, or additional vehicles. Not to mention a double garage adding an extra layer of functionality, offering secure storage. The rear garden is enclosed offering a serene



environment, surrounded by mature woodlands. Further landscaped with a spacious lawn that has been lovingly maintained by its current owners along with a decked seating area. Finally, the elegant spiral staircase ascends to the sun terrace - perfect spot for alfresco dining and enjoy the views.













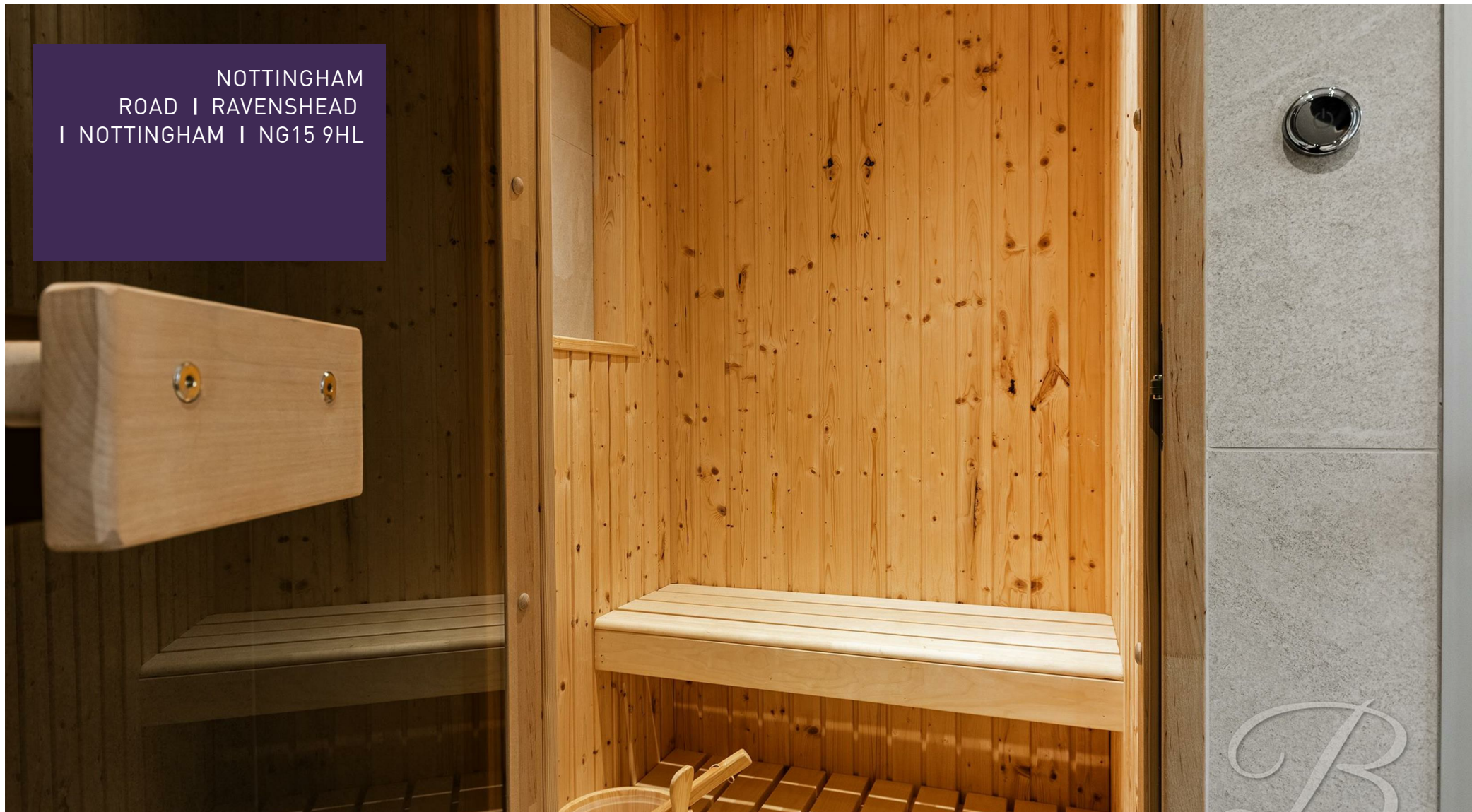
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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