



£850,000 Freehold

25 MAIN ROAD | RAVENSHEAD | NOTTINGHAM | NG15 9GH

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ESTATE AGENTS



## FULL OF LUXURY!..

This exceptional four-bedroom, three-storey detached house, located in the highly desirable area of Ravenshead offers a luxurious and spacious living environment. The property combines modern design with practical features, making it an ideal family home.

The ground floor hosts an integral garage and a separate storage room, providing an abundance of space for all your storage needs. The garage is easily accessible from the front elevation, making it both practical and convenient.

The first floor is a hub of family life, beginning with a well-appointed kitchen featuring sleek white cabinetry and generous worktop space. Whether you're preparing a quick meal or hosting dinner guests, this kitchen is sure to impress. Adjacent to the kitchen is a spacious utility room, perfect for extra storage. The dining room is a highlight of the home, featuring double doors that lead out to a beautiful rear garden, creating a seamless connection between the indoor and outdoor spaces. Additional double doors open into the living room. The living room features double doors leading to a balcony overlooking the front garden, a perfect spot to unwind and enjoy the view. For added versatility, a separate office space is located on the first floor, offering endless possibilities for work, study, or even a playroom. A convenient WC completes the first floor, adding to the practicality of the layout.

Upstairs, the property offers four generously sized bedrooms. Both the master and second bedroom benefit from built in wardrobes and their own private en-suite facility. The main bathroom is beautifully finished with a luxurious four-piece suite.

Outside, the property boasts an integral garage, separate storage room, and a large driveway with space for multiple cars. A gated entrance offers privacy, while a balcony overlooks the front garden. The rear garden features a paved patio, tiered lawns, and mature trees, creating a private, tranquil retreat.





### Entrance Hall

The entrance hall welcomes you with stylish tiled flooring and large windows to the front elevation, allowing natural light to fill the space. Surrounding oak doors provide access into;

### Kitchen 17'2" x 11'11"

The kitchen is designed with matching white cabinetry and ample worktop space, creating a clean and functional cooking area. It features an inset sink and drainer, along with an integrated oven, gas hob, and hood overhead, making it perfect for both everyday cooking and entertaining. An integrated microwave adds to the convenience. Windows to the rear flood the space with natural light, while a door provides easy access into the adjacent utility room. With tiled flooring and the

added benefit of underfloor heating. With a door providing access into the dining room.

### Utility Room 6'8" x 8'0"

The utility room offers additional cabinetry for additional storage. It features an inset sink and drainer, along with dedicated space and plumbing for both a washer and dryer, providing practicality and convenience.

### Dining Room 14'3" x 11'11"

The dining room is a bright and inviting space, with double doors leading to the garden, offering easy access to the outdoors. Double doors also connect the room to the living area, creating a seamless flow between spaces. The room features stylish tiled flooring and benefits from underfloor heating.



### Living Room 19'8" x 17'0"

The living room is a cosy and inviting space, featuring plush carpeted flooring that adds warmth and comfort. Double doors lead out to a balcony, offering a beautiful view of the front garden and providing a perfect spot to relax and enjoy the surroundings.

### Office 6'2" x 8'9"

The office is a versatile space, offering the flexibility to be adapted to suit your needs. Whether used for work, study, or a hobby room, it provides a quiet and functional area that can easily be tailored to your lifestyle. With tiled flooring and a window to the front elevation.

### WC 6'2" x 4'10"

Complete with a low flush WC and hand

wash basin. With tiled flooring and a window to the side elevation.

### Landing

With carpeted flooring, window to front elevation, built in storage cupboards and surrounding doors providing access into;

### Bedroom One 19'9" x 11'11"

With carpeted flooring, central heating radiator and a window to the rear elevation. This room also benefits from built in wardrobes and its own en-suite facility.

### En-suite 5'9" x 8'0"

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





#### Bedroom Two 13'5" x 14'2"

With carpeted flooring, central heating radiator and a window to the front elevation. This room also benefits from built in wardrobes and its own en-suite facility.

#### En-suite 5'9" x 8'5"

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

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

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

#### Bedroom Four 11'8" x 12'0"

With carpeted flooring, central heating radiator and windows to the rear elevation.

#### Bathroom 7'6" x 8'7"

Complete with a four piece suite including a bath, walk in shower, low flush WC and hand wash basin.

#### Outside

The front of the property features an integral garage and a separate store room, along with a driveway providing ample parking for multiple cars. A gated entrance ensures privacy and security, while a path leads to the front door, complemented by a balcony offering views over the driveway.

The rear garden is a peaceful retreat, featuring a paved patio seating area perfect for outdoor dining and relaxation. The garden also boasts tiered, laid lawn areas, surrounded by fences and mature trees, providing a private and tranquil setting.



#### Garage 19'1" x 17'0"

The garage is conveniently accessible from the front elevation, providing secure, sheltered parking and additional storage space. It offers easy entry, making it both practical and functional for everyday use.

#### Store Room 22'11" x 11'6"

The storage room is a practical and spacious area, ideal for keeping items organised.













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. Specifically 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>		
(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>	80	85
EU Directive 2002/91/EC		



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