



## A Warm Welcome

Feel the touch of the nearby countryside in the leafy, mature trees surrounding the peaceful approach to Church Drive. Set back from the road on its roomy, block paved horseshoe driveway, 4 Church Drive sits comfortably, welcoming you home. With spacious rooms and an exceptional outdoor living area, this is a home that loves to play host.



Set in the centre of the ever popular Ravenshead, amenities are close at hand while the verdant views and serene south facing garden offer an oasis to all who visit. Bought from the original owners, the home has been lovingly expanded from two bedrooms to five. The fully insulated garage is ripe for redesign, perhaps offering an annex, gym or additional accommodation.

Arriving at the home, its mid-century architecture is evidenced by the stone chimney standing proudly through the front. A double garage comfortably holds two cars and still gives room for storage. A recently installed EVC point is a useful feature.



## *Light Filled Living*

Feel the flow of this home the moment you step into the bright and elegant entrance hallway, decorated in soft tones with crisp white woodwork.

Karndean flooring extends underfoot, impervious to the treads of visitors, children and much loved pets. The first touch of an interior designer can be felt here.

Drawn to your right, step into the capacious sitting room which cries out to be filled with merriment.





A pale grey carpet combined with rich, feature walls creates comfort. Glazed double doors open up presenting a connection to the dining kitchen and making a marvellous place to mingle. As the nights draw in, close the doors, dim the spotlights and snuggle up in front of the wood-burning stove for cosy family evenings. Feel the warmth of the stove emanating throughout the whole of the ground floor.





Returning to the entrance hallway, a roomy home office offers space for a large, L shaped desk. Natural light is in plentiful supply through a window almost the width of the room. Soft carpet, rich colour to the walls and a bright ceiling give an executive feel. Multiple data points feature in each room of the home courtesy of data cabling running throughout, so internet access is excellent here.

Refresh in the adjacent WC with wash basin and radiator with towel rail over.



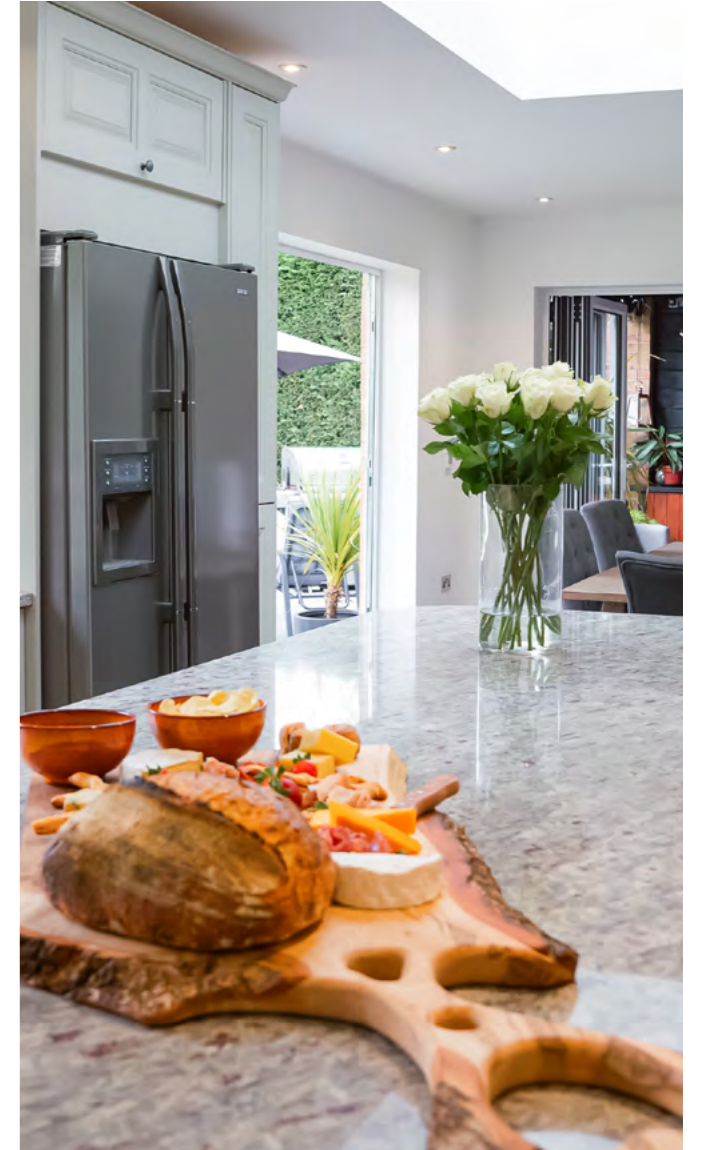
## *A Sociable Hub*

Appreciate the warmth of underfloor heating as the Karndean floor carries you seamlessly through an open doorway into the kitchen and beyond.

Honed for hospitality, the voluminous kitchen and dining space runs the full length of the home, plus a little more.

Filled with light issuing from a south-facing window and a sizable skylight, this is a bright and airy room with acres of space for family and friends. Delightful, curved corner cupboards add a thoughtful touch to the abundance of light-fronted country style kitchen cabinets.





Country Chef stove, integrated CDA dishwasher, wine fridge and American-style Samsung fridge-freezer are in place. Cleverly designed full height cupboards to one wall provide storage concealing plugs for charging vacuums and other appliances.

Sit with morning coffee at the large, bespoke oak, L shaped kitchen island or gather there for evening drinks as under-cabinet lighting creates a warm atmosphere.

Drawing back two sets of bi-fold doors that edge the dining table, open the home up to the outdoor living room and garden beyond.







## Outdoor Living

Surely a favourite for summer soirees, step out through bi-fold doors to the outdoor living area. Fitted cupboards - replete with a bespoke top artfully recycled from an old snooker table - conceal a fridge, data and power points.

Lounge here on the comfy sofas listening to nature, safely sheltered by the insulated roof.

Access to the garage from the home is found here.



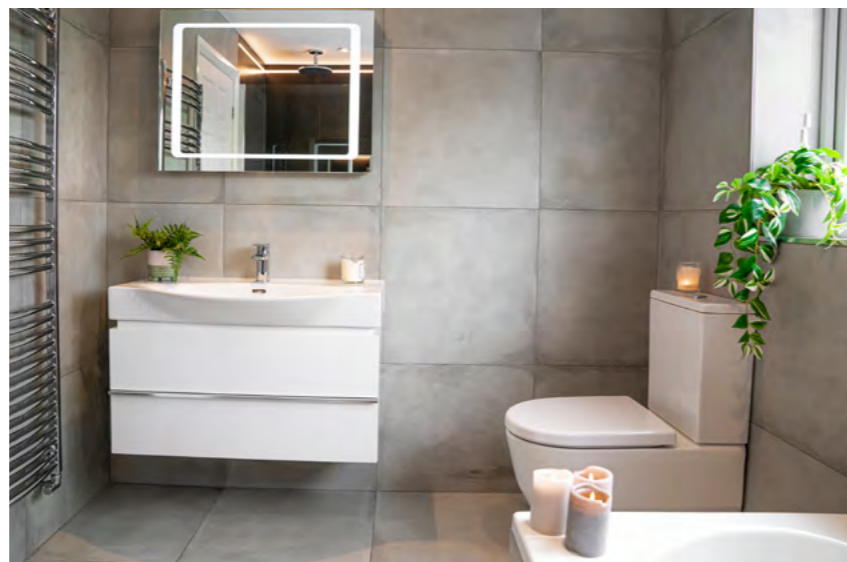
## Functional Space

Return to the opposite end of the kitchen-diner, where a useful utility with back door provides space to hang up your coat and take off your boots when you return home from a weekend walk.

Plumbing for a washer, space for a dryer, a sink and cupboards are handy features.



From here, bedroom five rests privately at the edge of the home. Quiet and comfortable with windows drawing in light from the front and side, this large, bright room can easily hold a double bed as well as seating, making it a great room for older children or guests. Useful fitted storage can also be found here.



## Soak & Sleep

Returning to the entrance hallway, ascend the carpeted staircase to the large, light landing. Relax in a lovely nook over the stairs which offers a well-lit reading space or room for a neat desk.

Soak away your cares in the comfortable family bathroom. Reclining in the double ended bath with central filler or rejuvenate in the walk in, rainfall shower with frameless enclosure. A contemporary, LED-lit mirror sits above the floating wash basin which provides helpful storage. A WC and large, chrome towel rail finish the room.



## Bedroom Bliss

Two sizeable double bedrooms with space to relax and sleep are found to this floor alongside bedroom four - a neat single room with quirky fitted storage. A wall of wardrobes with mirrored doors allows this room to flourish as a dressing room.





## The Master Suite

Retreat to the master suite, secluded at the end of the landing. Stepping in, let the opulent wall colour envelop you in warmth and comfort. Gaze out to views of the garden and watch the seasons change through mature trees that border the home.





Close the door to the neat en-suite and ease away from the demands of daily life. Soak in the bath or revive under the rainfall shower until you feel refreshed.

A WC, wash basin with storage and large towel rail complete the room. An ample walk-in wardrobe hides clothes and shoes, helping maintain the tranquil feel of this spacious hideaway.

To this floor, storage abounds in both eaves and loft space.



## Step Outside

Bask in the sun or settle in the shade in the large, private south facing garden. Push back the bi-fold doors to find an Indian stone terrace hugging the back of the home – the perfect place for summer meals and drinks with friends. For a shadier spot, a deck beneath mature trees offers respite. Children have a lovely place to play here as the lawn extends to tall hedges with plenty of room for garden games. The garden is secured by a gate to the side.



# Step Outside

Brimming with opportunities for adventure, head into the countryside from your front door. Roam the impressive Newstead Abbey Park with its beautiful mix of formal gardens alongside lakes, ponds and waterfalls. Walking through the parkland, The Horse and Groom pub in Linby provides a refreshing destination.

To the north of Nottingham, find wilder walking trails in the dog friendly destination of Thieves Wood. Make a day of it by taking a picnic or visiting the pop-up refreshment cabin. To the south of Sherwood Forest, in Blidworth Woods, see a change from oak trees to pine woodland and meet horse riders and dog walkers on the trails.

Strolling into Ravenshead, find a superb range of amenities including a Post Office, doctors, dentist, pharmacy, fantastic butcher, florist and greengrocer, Ravenshead Farm Shop alongside a Sainsbury's Local and Nisa Local. Nearby, Kirkby and Hucknall offer larger supermarkets within easy reach.

Events are often on the calendar in Ravenshead with the vibrant village hall and church hall offer a range of classes and clubs, a monthly farmers market and an annual village fair each summer. Families are well served by a choice of two primary schools in the village. For secondary education, Joseph Whittaker and Nottingham High School are close by.

For an evening out, The Pit at Newstead offers a range of ales and outdoor live entertainment. To dine, restaurants close by include Larch Farm, Mediterranean restaurant Santini and a local Miller and Carter Steakhouse.

# Floor Plan



Approximate Gross Internal Area = 217.1 sq m / 2337 sq ft.  
 Garage = 39.2 sq m / 422 sq ft.  
 Total = 256.3 sq m / 2759 sq ft.



**Ground Floor**



**First Floor**

Illustration for identification purposes only. Measurements are approximate. Not to scale.



Presented By

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