



**Byron Place, Plot 2 The Edleston, Longdale
Lane, Ravenshead, Nottingham,
Nottinghamshire, NG15 9JN**

New Build £799,950
Tel: 01623 626990

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WATKINSON
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- Outstanding Brand New Development
- Only 47 Homes
- 10 Year Premier Warranty
- 5 Double Bedrooms & 4 Bath/Shower Rooms
- Open Plan Living/Dining Kitchen
- Award Winning Developer
- 2, 3, 4 & 5 Bedrooms
- Plot 2: Three Storey Detached House
- 2940 Sq Ft + Attached Double Garage
- Separate Living Room & Utility

An outstanding collection of 2, 3, 4 & 5 bedroom houses built to a striking traditional design by the Award Winning Developer Piper Homes, located on the southern edge of this highly regarded and much sought after village.

Plot 3 The Edleston: a substantial, three storey, detached family home (2940 sq ft) with five double bedrooms, four bath/shower rooms and an attached double garage. The ground floor living accommodation comprises an entrance hall, cloakroom/WC, utility, living room and a superb open plan family living/dining kitchen with island and bi-fold doors leading out onto the rear garden. The first floor galleried landing leads to a master bedroom with Juliet balcony, a separate sitting area, a dressing room and an en suite shower room. There are two further bedrooms on the first floor and a family bathroom with a bath and separate shower. The second floor landing leads to bedroom two which also has a Juliet balcony, a dressing room and an en suite shower room. Completing the accommodation on this floor is bedroom three and a separate shower room. Bedrooms 2 & 3 each have independent access to ample loft storage.

Externally, plot 2 has landscaped front and rear gardens with turf and a patio with fenced boundaries on all sides. In addition, there is a triple width driveway to the front of the property leading to an attached double garage with a remote controlled electric up and over door.

Plot 2 is anticipated to be completed by spring 2024.

Overall, this is a fantastic opportunity to acquire a brand new house in a lovely village setting. For further information please call the office.

PLOT 2 THE EDLESTON

ENTRANCE HALL

23'5" x 6'6" (7.14m x 1.98m)

CLOAKROOM/WC

6'6" x 3'7" (1.98m x 1.09m)

LIVING ROOM

20'0" x 14'7" (6.10m x 4.45m)

OPEN PLAN FAMILY LIVING/DINING KITCHEN

FAMILY LIVING/DINING

28'9" x 13'10" (8.76m x 4.22m)

KITCHEN/BREAKFAST

20'0" x 11'3" (6.10m x 3.43m)

UTILITY

10'4" x 8'2" (3.15m x 2.49m)

FIRST FLOOR GALLERIED LANDING

20'0" x 6'6" (6.10m x 1.98m)

MASTER BEDROOM 1

20'0" x 10'1" (6.10m x 3.07m)

SITTING AREA

14'6" x 6'5" (4.42m x 1.96m)

DRESSING ROOM

11'3" x 5'3" (3.43m x 1.60m)

EN SUITE

8'11" x 5'7" (2.72m x 1.70m)

BEDROOM 4

14'9" x 10'1" (4.50m x 3.07m)

BEDROOM 5

14'9" x 9'6" (4.50m x 2.90m)

FAMILY BATHROOM

8'11" x 7'5" (2.72m x 2.26m)

SECOND FLOOR LANDING

BEDROOM 2

16'11" x 12'6" (5.16m x 3.81m)

DRESSING ROOM

8'10" x 8'3" (2.69m x 2.51m)

EN SUITE

7'7" x 5'7" (2.31m x 1.70m)

BEDROOM 3

15'10" x 14'9" (4.83m x 4.50m)

SHOWER ROOM

7'2" x 6'4" (2.18m x 1.93m)

ATTACHED DOUBLE GARAGE

19'4" x 15'0" (5.89m x 4.57m)

NB

Please note, the internal images shown within these details are from the Show Home, Plot 1 (Chamberlain house type).

SERVICE CHARGE

There is a service charge on this development. Please contact us for further details.

RESERVATION FEE

In order to reserve a property a reservation fee of £1,000 will be required. Should the reservation not proceed, Piper Homes will issue a refund of £750, the remaining £250 will be retained to cover administration and legal costs in accordance with the requirements of the Consumer Code. Help to Buy reservations require a fee of £500, this is fully refundable in the event of cancellation.

BYRON PLACE

Byron Place is conveniently located for travel and commuting, with excellent transport links to both Nottingham and Mansfield. Junction 27 of the M1 motorway just 6 miles away. Ravenshead has its own community transport organisation and there is a regular commercial bus from Ravenshead to both Mansfield and Nottingham. The nearest train station is in Mansfield with regular services to Worksop and Nottingham. A little further away, Nottingham train station has regular services to Sheffield, Birmingham, and London.

RAVENSHEAD

Ravenshead has a long and rich history dating back to before Norman times. After the Conquest in 1066, what is now Sherwood Forest was a popular hunting ground for the Norman kings. A century later, Henry II founded an Augustinian priory at Newstead Abbey, which later became the ancestral home of Lord Byron. Modern day Ravenshead has a good range of local amenities, including a local convenience store, a Sainsbury's local, a thriving farm shop and several pubs. One of the pubs, The Hutt, occupies a delightful 15th century building, erected on the site of a Royal Hutt, one of seven built to house the men patrolling Sherwood Forest to protect the King's deer. Adjacent to Byron Place is Ravenshead Leisure Centre, which has two sports halls, tennis courts, a ball court and football pitches. There is also a purpose built Village Hall, which hosts a wide range of activities from badminton and ballroom dancing to yoga and zumba. Cherubs Longdale Nursery is a short walk from Byron Place. Abbey Gates Primary School, rated "Outstanding" is nearby and Ravenshead Church of England Primary School, rated "Good" is just over a mile away.

AROUND AND ABOUT

Byron Place is situated on the southern side of the village, just a short drive from the A60, which connects Mansfield and Nottingham. Newstead Abbey and its 300 acres of parkland is a popular tourist destination. The park and gardens are open all year round and the house is open at weekends. Mansfield, which is just over 5 miles to the north, offers a good choice of

retail parks, shopping centres, supermarkets, and local shops as well as a wide range of leisure activities. Sherwood Forest is just a few miles to the northeast of Mansfield. With nearly 1,000 ancient oak trees, a visitor centre and cafe, it is perfect for a family day out. The city of Nottingham is a creative and vibrant place and a UNESCO City of Literature. Often called the 'Home of English Sport' it can claim a Premier League football team, The National Ice Centre, The Holme Pierrepont National Watersports Centre, and Trent Bridge international cricket ground. It is also home to two universities: Nottingham Trent University and The University of Nottingham, who's most famous alumnus is the author D.H.Lawrence.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



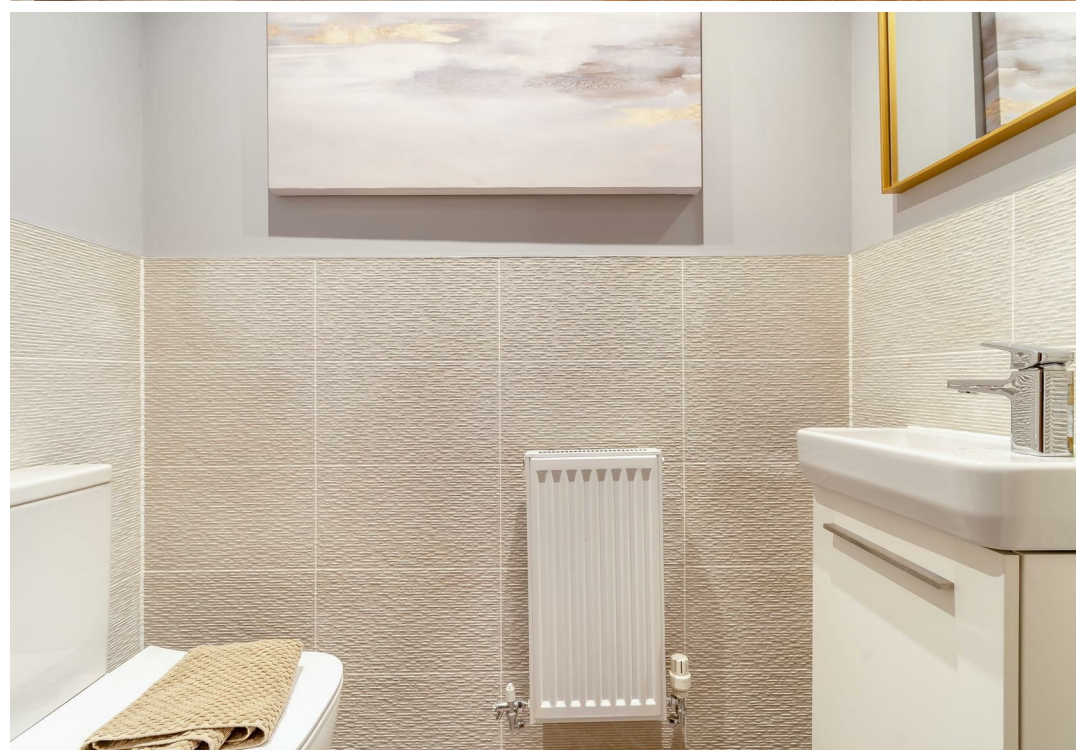






















PIPER



The Edleston

With five double bedrooms, two dressing rooms, three shower rooms and a family bathroom with both bath and shower, the Edleston has space to spare and with a host of separate store rooms, there's space for everything. The family room opens onto the garden through bi-fold doors and the open plan breakfast kitchen has a central island. There is, of course, a fully fitted utility room and a downstairs cloakroom. The attached double garage has a practical door to the garden.

Bedrooms **5**

Plots **2** **3**



First Floor



Second Floor



Ground Floor

Dimensions

Living Room	6085mm x 4457mm	20'0" x 14'7"
Family/Dining	8775mm x 4218mm	28'9" x 13'10"
Kitchen/Breakfast	6085mm x 3425mm	20'0" x 11'3"
Utility	3140mm x 2491mm	10'4" x 8'2"
Cloakroom	1972mm x 1091mm	6'6" x 3'7"
Bedroom 1	6085mm x 3085mm	20'0" x 10'1"
En-Suite 1	2723mm x 1690mm	8'11" x 5'7"
Dressing Room 1	3434mm x 1592mm	11'3" x 5'3"
Sitting Area	4408mm x 1958mm	14'6" x 6'5"
Bedroom 2	5165mm x 3814mm	16'11" x 12'6"
En-Suite 2	2497mm x 1533mm	7'7" x 5'0"
Dressing Room 2	2683mm x 2510mm	8'10" x 8'3"
Bedroom 3	4494mm x 4822mm	15'10" x 14'9"
Bedroom 4	4494mm x 3085mm	14'9" x 10'1"
Bedroom 5	4494mm x 2907mm	14'9" x 9'6"
Shower Room	2177mm x 1933mm	7'2" x 6'4"
Bathroom	2723mm x 2250mm	8'11" x 7'5"

PIPER

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Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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