



**The Dell, 3 Fox Hollow Longdale Lane,
Ravenshead, Nottingham, Nottinghamshire,
NG15 9AZ**

No Chain £1,195,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Exceptional Detached Family Home
- High Quality Specification Throughout
- 4 Double Bedrooms & 3 Reception Rooms
- Substantial Open Plan Living/Dining Kitchen
- Large Driveway & Landscaped Gardens
- Individually Designed & Built in 2002
- 3259 Sq Ft + Substantial Double Garage
- Luxuriously Appointed En Suite & Bathroom
- Outdoor Swimming Pool
- Private Gated Setting

We have the privilege of presenting to the market this exceptional detached family home of remarkable scale with an outdoor swimming pool, set in a private gated development of only three large, detached homes off Longdale Lane.

The Dell was individually designed and built to a striking traditional design in 2002 and has been occupied by our clients since new. The house extends to circa 3259 sq ft of exceptional family living accommodation arranged over two floors, plus a substantial double garage. The property is presented in immaculate condition and is beautifully appointed throughout, decorated in Dutch Pink by Farrow & Ball and includes a luxuriously appointed cloakroom, en suite and bathroom and a stunning, bespoke fitted kitchen by Osborne of Ilkeston. The property features further high specification fixtures and fittings to include ceiling surround sound speakers to the lounge, kitchen and all four bedrooms, light fittings by Jim Lawrence, fitted contemporary window shutters and radiator covers throughout, quality double glazing, gas central heating and a burglar alarm system.

The layout of living accommodation on the ground floor comprises an entrance lobby which leads through to a magnificent open plan reception hall/sitting area with stone fireplace. There is a lounge, separate office and a substantial open plan living/dining kitchen extension with large island, a walk-in pantry and three sets of bi-fold doors leading out on to the side and rear gardens. Completing the downstairs accommodation is an inner hallway which leads to a cloakroom/WC, utility room and a boot room/second front entrance to the property. The impressive first floor galleried landing leads to four spacious double bedrooms, including a master bedroom with walk-in wardrobe and a high quality contemporary en suite. There are three further bedrooms with fitted wardrobes/storage facilities and a family bathroom comprising a high quality contemporary five piece suite.

OUTSIDE

The Dell occupies a lovely, private position set well back and hidden from Longdale Lane behind remote controlled electric gates shared with numbers 1 & 2 Follow Hollow opening on to a substantial block paved driveway approach which leads to the property's own granite cobbled driveway which can accommodate parking for numerous vehicles. There is a substantial double garage equipped with power and light and heating, and twin remote controlled electric doors. Retaining brick walls to the side and a set of steps lead up to gated access leading round to the rear of the property. Returning to the driveway imposing stone steps measuring 3.6m wide with black wrought iron handrails on each side with brick walls beneath provides access up to a large, oak canopy storm porch and main entrance door.

There is a low maintenance landscaped front garden area extending to the side with bark chippings and a variety of mature plants and shrubs against the backdrop of a stone wall. A stone L-shaped pathway provides access to the boot room entrance and leads round to further stone paving against a retaining stone wall backdrop with inset lighting and raised garden area above with shrubs and silver birch trees. The stone path and wall continue round to the rear of the property where there is a wonderful low maintenance landscaped garden and outdoor heated swimming pool. There are substantial stone paved areas extending across the full width of the house and a slate water feature at one end. Steps measuring 14.5m wide extending the full width of the garden lead up to further ample seating areas and the swimming pool against a high backdrop conifer boundary offering excellent privacy. The pool measures approximately 8.5m x 4.5m with a new recently installed liner.

A SUBSTANTIAL OAK CANOPY STORM PORCH LEADS TO A TRADITIONAL STYLE CONTEMPORARY FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE LOBBY

11'3" max x 6'7" (3.43m max x 2.01m)

With tiled floor, radiator, double glazed window to the front elevation and large built-in cloaks cupboard with matching tiled floor and double glazed window to the front elevation.

RECEPTION HALL/SITTING AREA

27'7" x 17'5" (8.41m x 5.31m)

A wonderful entrance to the property, featuring full height vaulted ceiling exposure up to the first floor galleried landing. There is a stone fireplace with inset gas fire against an exposed brick wall. The brick wall features continue with two brick columns to a lovely, cosy seating area with six ceiling spotlights. There is a tiled floor, three radiators, coving to ceiling, two double glazed windows to the front elevation and stairs lead to the first floor galleried landing.

OFFICE

12'5" x 9'10" (3.78m x 3.00m)

With radiator, coving to ceiling, four ceiling spotlights and double glazed window to the rear elevation.

LOUNGE

19'9" x 14'1" (6.02m x 4.29m)

Having a modern wall mounted fireplace with inset gas fire with granite hearth beneath. Two radiators, six ceiling spotlights, three wall light points, double glazed window to the rear elevation and double doors opening through to the open plan living/dining kitchen.

OPEN PLAN LIVING/DINING/KITCHEN

28'2" x 23'0" (8.59m x 7.01m)

A substantial and stunning open plan living/dining kitchen featuring a high quality contemporary kitchen by Osborne of Ilkeston. There are a comprehensive range of handmade shaker cabinets with antique silver doorknobs comprising mainly base units and drawers

complemented by black granite work surfaces. There is a large, Falcon range cooker with two ovens, a separate grill, warming drawer, a five ring gas hob and built-in extractor hood with inset lighting above. There is an integrated full height fridge and a separate integrated full height freezer. There is a pantry cupboard with two inset spotlights plus a separate walk-in pantry cupboard with shelving and a light point offering extensive food/drink storage space. There is a large island with black granite work surfaces in the middle with feature lighting above, an inset stainless steel sink with chrome mixer tap and additional butcher's block work surfaces at each end, one for seating and the other utilised as a food prep area. Further integrated appliances include a dishwasher and integrated Neff microwave oven. Tiled floor, underfloor heating to the living and dining areas, three large velux roof windows, ample ceiling spotlights throughout and three sets of contemporary, aluminium bi-fold doors lead out on to the side and rear of the property.

WALK-IN PANTRY

7'5" x 2'11" (2.26m x 0.89m)

With extensive shelving, a light point and tiled floor.

BOOT ROOM/SECOND FRONT ENTRANCE

9'7" x 5'10" (2.92m x 1.78m)

With tiled floor, underfloor heating and two double glazed windows and a door to the front elevation.

INNER HALLWAY

11'3" x 5'7" max (3.43m x 1.70m max)

With hidden built-in storage cupboard housing the underfloor heating manifold. Radiator, tiled floor, coving to ceiling and two ceiling spotlights.

UTILITY ROOM

7'11" x 7'11" (2.41m x 2.41m)

Having ample, modern high gloss cream cabinets comprising wall cupboards with under lighting and base units complemented by black granite work surfaces. Inset stainless steel Franke sink unit with chrome swan neck mixer tap. Cupboard housing the Vaillant gas central heating boiler. Plumbing for a washing machine and space for a tumble dryer. Chrome radiator, tiled floor, three ceiling spotlights, coving to ceiling and double glazed window to the front elevation.

CLOAKROOM/WC

6'4" x 5'9" (1.93m x 1.75m)

Having a luxuriously appointed two piece contemporary white suite comprising a wall hung low flush WC with enclosed cistern. There is a wash hand basin with wall mounted chrome mixer tap mounted on a large quartz work surface extending the full width of the room. Chrome heated towel rail, tiled floor and part tiled walls, two wall light points to each side of the sink and double glazed window to the front elevation.

FIRST FLOOR GALLERIED LANDING

19'1" max x 15'7" (5.82m max x 4.75m)

(Plus 11'4" x 3'3"). With radiator, airing cupboard housing the pressurised hot water cylinder and large double glazed feature window to the front elevation.

MASTER BEDROOM 1

16'9" x 12'2" (5.11m x 3.71m)

A spacious double bedroom with radiator, Fujitsu airing conditioning unit and double glazed window to the front elevation

WALK-IN WARDROBE

7'2" x 5'11" (2.18m x 1.80m)

Having extensive fitted shelving, hanging rail and ceiling spotlight.

EN SUITE SHOWER ROOM

9'7" x 7'7" (2.92m x 2.31m)

A beautifully appointed, luxury en suite with high quality contemporary sanitaryware and chrome fittings comprising a walk-in tiled shower enclosure with feature gold tiling, a wall mounted rainfall shower plus additional shower attachment and recess area with inset lighting. There is a large vanity unit with twin his and hers sinks with wall mounted mixer taps mounted on a quartz work surface with extensive storage beneath. Wall hung low flush WC with enclosed cistern. Marble style tiled floor and matching fully tiled walls, electric underfloor heating, six ceiling spotlights, extractor fan, wall light points above each sink and obscure double glazed window to the side elevation.

BEDROOM 2

16'2" x 14'6" (4.93m x 4.42m)

A spacious second double bedroom, having a built-in storage cupboard, radiator and double glazed window to the front elevation.

BEDROOM 3

14'6" x 13'2" (4.42m x 4.01m)

A third double bedroom, having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation overlooking the rear garden and swimming pool.

BEDROOM 4

14'1" x 13'7" max (4.29m x 4.14m max)

A fourth double bedroom, having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation overlooking the rear garden and swimming pool.

FAMILY BATHROOM

14'5" x 8'8" (4.39m x 2.64m)

A beautifully appointed, luxury family bathroom, having high quality contemporary sanitaryware and chrome fittings comprising a bathtub with wall mounted mixer tap. There is

a separate walk-in shower area with feature gold tiling, a wall mounted rainfall shower, additional shower attachment and recess area with inset lighting. There is a large vanity unit with twin his and hers wash hand basins with wall mounted mixer taps mounted on a large quartz work surface with ample storage cupboards beneath. Wall hung low flush WC with enclosed cistern. Marble style tiled walls and flooring, electric underfloor heating, electric chrome heated towel rail, eight ceiling spotlights, wall light points above each sink, extractor fan and double glazed window to the rear elevation.

SUBSTANTIAL DOUBLE GARAGE

28'1" max x 17'3" (8.56m max x 5.26m)

Having an electric panel heater, ample power and light points and twin remote controlled electric up and over doors.

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.

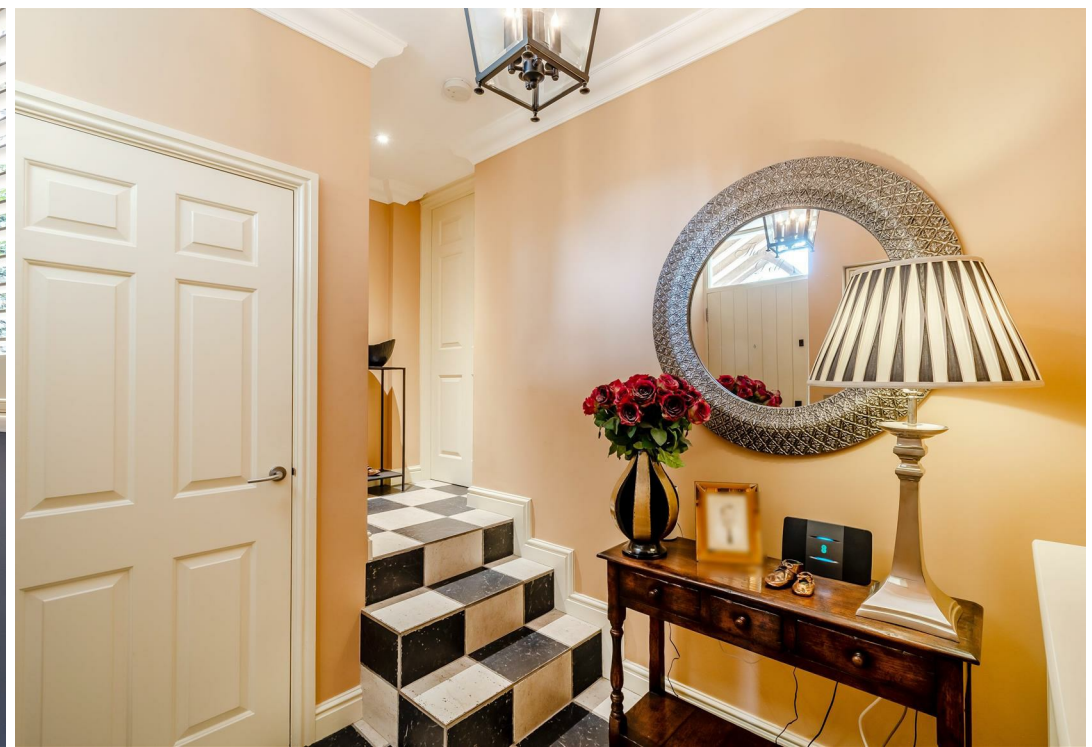
















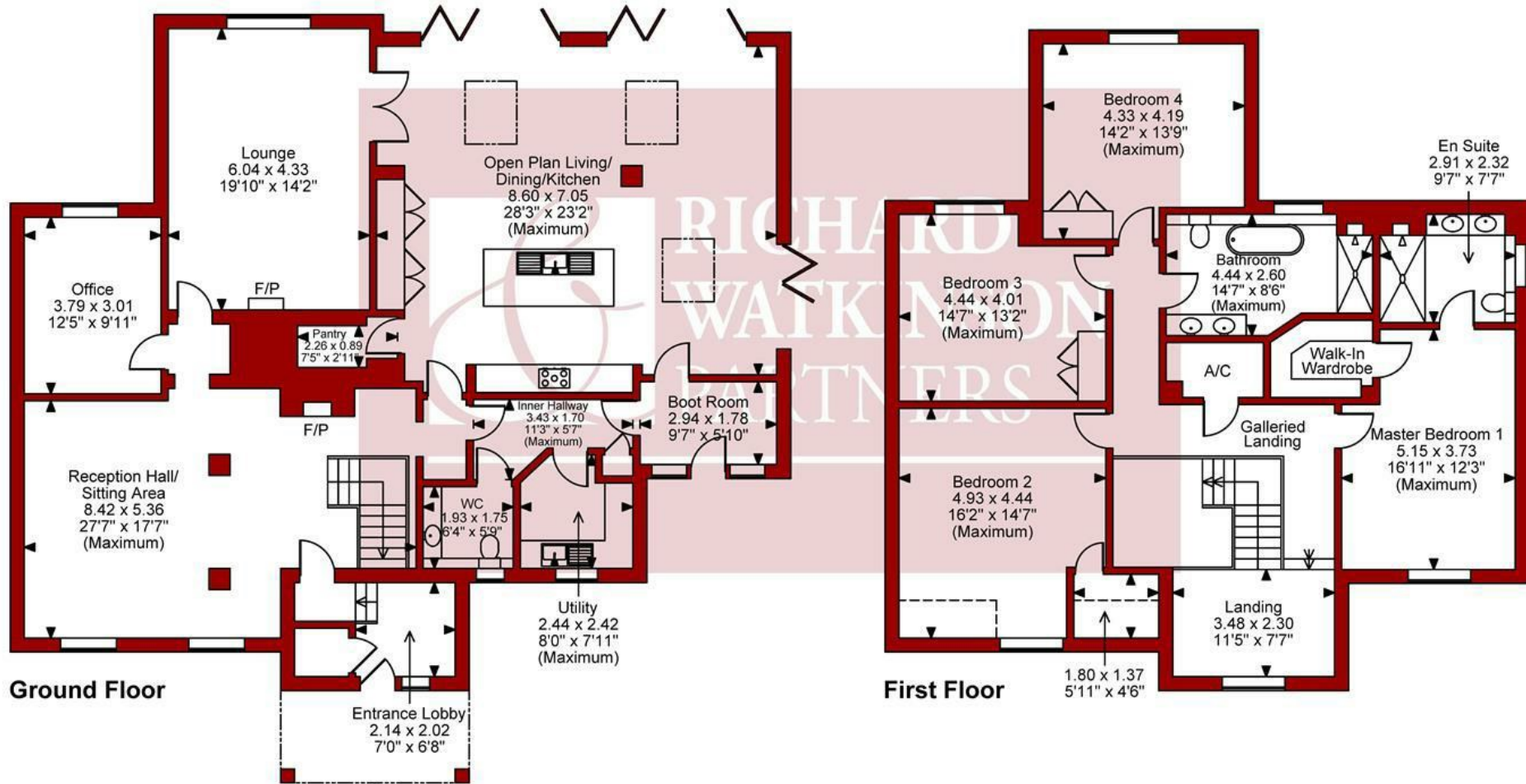
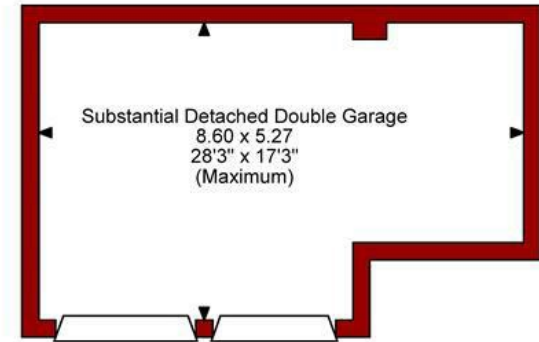








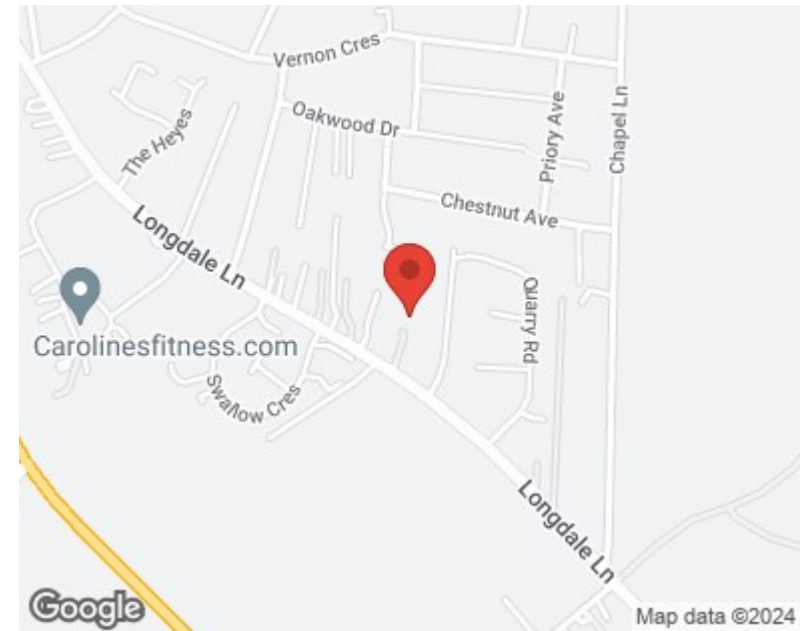
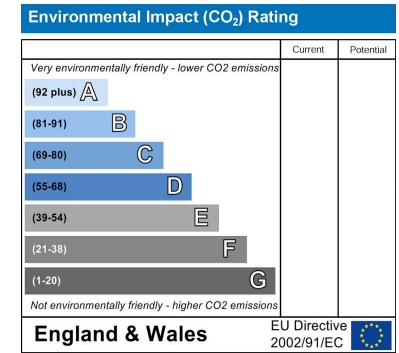
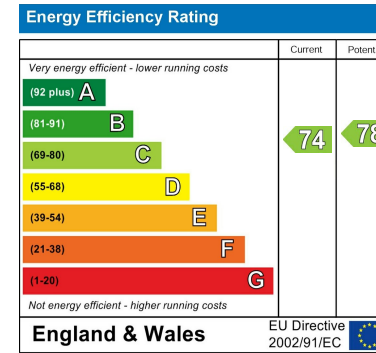
Fox Hollow, Longdale Lane, Ravenshead
Approximate Gross Internal Area
Main House = 303 SQ M/3259 SQ FT
Substantial Detached Double Garage = 41 SQ M/443 SQ FT
Total = 344 SQ M/3702 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height



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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