



**81B Vernon Crescent, Ravenshead,
Nottingham, Nottinghamshire, NG15 9BP**

New Build £650,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Brand New Detached Family House
- Choice of Carpets Included
- 2 En Suites & Family Bathroom
- 2 Cloakrooms/WCs & Utility
- Large, Landscaped Plot
- Three Storey Living: 2582 Sq Ft
- 5 Bedrooms
- 53ft Open Plan Living/Dining Kitchen
- Block Paved Driveway & Integral Garage
- Popular Village Location

A large, newly constructed five bedroom detached house completed in 2024 by a local house builder, occupying a large plot in the popular village of Ravenshead. The property provides versatile and spacious family living accommodation spanning over three floors extending to circa 2582 sq ft.

The ground floor living accommodation comprises an entrance hall with access to the integral garage and plant room, cloakroom/WC and a master bedroom with walk-in wardrobe and an en suite. The lower ground floor includes a hallway, cloakroom/WC, utility and a substantial, 53ft open plan living/dining/kitchen with underfloor heating, a range of integrated appliances and 5m wide bi-fold doors lead out onto the rear patio. The first floor landing leads to four bedrooms, an en suite to bedroom two and a family bathroom with bath and separate shower. The property has UPVC double glazing and gas central heating with zoned underfloor heating to the lower ground floor and radiators to the ground and first floors.

The property comes with a 10 year structural warranty with Buildzone. Buyers will have a choice of carpets from the developers catalogue to complete the bedrooms. Internal viewing is highly recommended.

OUTSIDE

The property occupies a large plot by new build standards set back from Vernon Crescent behind a low walled frontage with borders on each side with plants, gravel and laurel bushes. There is a good sized block paved driveway which leads to an integral single garage and an electric car charging point. To the right hand side of the driveway entrance is a gated access leading to a long Indian sandstone pathway to a second gate which leads beyond the side of the house to the rear garden. A gate to the left of the house with Indian sandstone steps and a chrome handrail also leads down to an Indian sandstone pathway to the rear garden. To the rear of the property, there is a large, landscaped garden featuring a substantial Indian sandstone patio and contemporary glass and rail balustrade which extends the full width of the property. Wide central steps lead down to a lower level lawn with borders on both sides, including a raised border and modern horizontal panel fencing. There is an outside tap, double power socket and outside lighting to the front.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

22'10" x 8'5" (6.96m x 2.57m)

With six ceiling spotlights, two radiators, obscure double glazed window to the side elevation and attractive oak and glass staircase to the lower ground floor and to the first floor landing.

CLOAKROOM/WC

5'10" x 5'6" (1.78m x 1.68m)

Having a modern two piece white suite comprising a low flush WC. Wall hung vanity unit with inset wash hand basin with chrome mixer and two storage drawers beneath with soft close doors. Radiator, tiled floor, half tiled walls and extractor fan.

MASTER BEDROOM 1

22'0" x 13'0" min (6.71m x 3.96m min)

(18'5" into alcove). A large master bedroom suite with two double glazed windows to the rear elevation with pleasant elevated views over the rear garden. There are seven double power points, television and internet connection points, two radiators, nine ceiling spotlights, lower level built-in storage cupboard and a velux roof window to the side elevation.

EN SUITE

7'6" x 5'5" (2.29m x 1.65m)

Having a modern three piece white suite with chrome fittings comprising a large walk-in tiled shower enclosure with rainfall shower over and additional pencil shower attachment. Wall hung vanity unit with inset wash and basin with mixer tap and two storage drawers beneath with soft closed doors. Fitted mirror above the sink with inset LED lighting. Low flush WC. Chrome towel rail, towel floor, fully tiled walls, extractor fan and two ceiling spotlights.

WALK-IN WARDROBE

10'0" x 7'7" (3.05m x 2.31m)

With radiator, double power point and two ceiling spotlights.

LOWER GROUND FLOOR LEVEL

HALLWAY

9'9" x 8'3" (2.97m x 2.51m)

With two ceiling spotlights, herringbone tiled floor, underfloor heating, understairs storage cupboard with herringbone tiled floor. Open plan through to the substantial open plan living/dining kitchen.

CLOAKROOM/WC

8'4" x 3'3" (2.54m x 0.99m)

Having a modern two piece white suite comprising a low flush WC. Wall hung vanity unit with inset wash hand basin with chrome mixer tap and two storage drawers beneath with soft close doors. Tiled floor, half tiled walls, chrome heated towel rail and extractor fan.

SUBSTANTIAL OPEN PLAN LIVING/DINING/KITCHEN

53'2" x 21'0" max (16.21m x 6.40m max)

(11'5" into kitchen area). A magnificent and substantial open plan living/dining kitchen with 5m wide bi-fold doors leading out onto the substantial Indian sandstone patio. The kitchen features a range of contemporary anthracite handleless cabinets comprising wall cupboards, including a pantry cupboard with built-in drawers, base units and drawers, including a cutlery and pan drawers, complemented by quartz work surfaces. There are integrated Bosch appliances, including a single oven, separate microwave oven and a warming drawer. Integrated induction hob with contemporary extractor hood above. Integrated fridge/freezer. There is an island with further base units, an inset 1 1/2 bowl stainless steel sink with brushed chrome mixer tap and waterfall quartz work top. The island also has an integrated wine cooler and ample space for stools underneath on one side. Herringbone tiled floor, underfloor heating, ten ceiling spotlights, seven double power points, television and internet connection points and two obscure double glazed windowpanes to the side elevation. The open plan living dining space continues with the herringbone tiled floor, underfloor heating, four ceiling surround sound speakers, seven double power points, television and internet connection points, twenty-two ceiling spotlights, display wall feature, obscure double glazed windowpane to the side elevation and ceiling lantern at the end of the room adjacent to the bi-fold doors.

UTILITY

8'3" x 8'2" (2.51m x 2.49m)

Having contemporary anthracite cabinets comprising wall cupboards and base units and quartz effect work tops. Inset 1 1/2 bowl stainless steel sink with drainer and brushed chrome swan neck mixer tap. Four ceiling spotlights, herringbone tiled floor and underfloor heating.

FIRST FLOOR GALLERIED LANDING

With radiator, loft hatch, five ceiling spotlights, and two velux roof windows to the side elevation.

BEDROOM 2

11'3" x 9'3" (3.43m x 2.82m)

(Plus door reveal). Having built-in storage cupboard extending the full depth of the room, radiator, five double power points, television and internet points, three ceiling spotlights and double glazed window to the rear elevation affording pleasant views over the rear garden and beyond.

EN SUITE

8'6" x 5'11" (2.59m x 1.80m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure with rainfall shower and additional shower handset. Wall hung vanity unit with inset wash and basin with mixer tap and two storage drawers beneath with soft close doors. Fitted mirror above the sink with inset LED lighting. Tiled floor, fully tiled walls, three spotlights, chrome towel rail, extractor fan, and obscure double glazed window to the side elevation.

BEDROOM 3

14'11" x 9'4" (4.55m x 2.84m)

With radiator, six double power points, television and internet points, four double power points and double glazed window to the rear elevation affording pleasant views over the rear garden and beyond.

BEDROOM 4

12'11" x 9'0" (3.94m x 2.74m)

Having built-in storage cupboard extending the full depth of the room, radiator, five double power points, television and internet points, three ceiling spotlights and double glazed window to the front elevation.

BEDROOM 5

12'4" x 9'3" (3.76m x 2.82m)

With radiator, four double power points, television and internet points, three ceiling spotlights and double glazed window to the front elevation.

FAMILY BATHROOM

10'5" x 7'9" (3.18m x 2.36m)

Having a modern four piece white suite with chrome fittings comprising a large bathtub with floor mounted mixer tap. Separate tiled shower enclosure with rainfall shower and additional pencil shower attachment. Wall hung vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath with soft close doors. Low flush WC. Tiled floor, fully tiled walls, four spotlights, chrome towel rail, shaver point, extractor fan and obscure double glazed window to side elevation.

INTEGRAL GARAGE

17'5" x 11'5" (5.33m x 3.48m)

Equipped with power and light, including four double power points and three circular ceiling lights. Connecting door to the hallway and door to:

PLANT ROOM

5'10" x 5'6" (1.78m x 1.68m)

With double power point. Housing the pressurised hot water cylinder and gas central heating boiler.

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

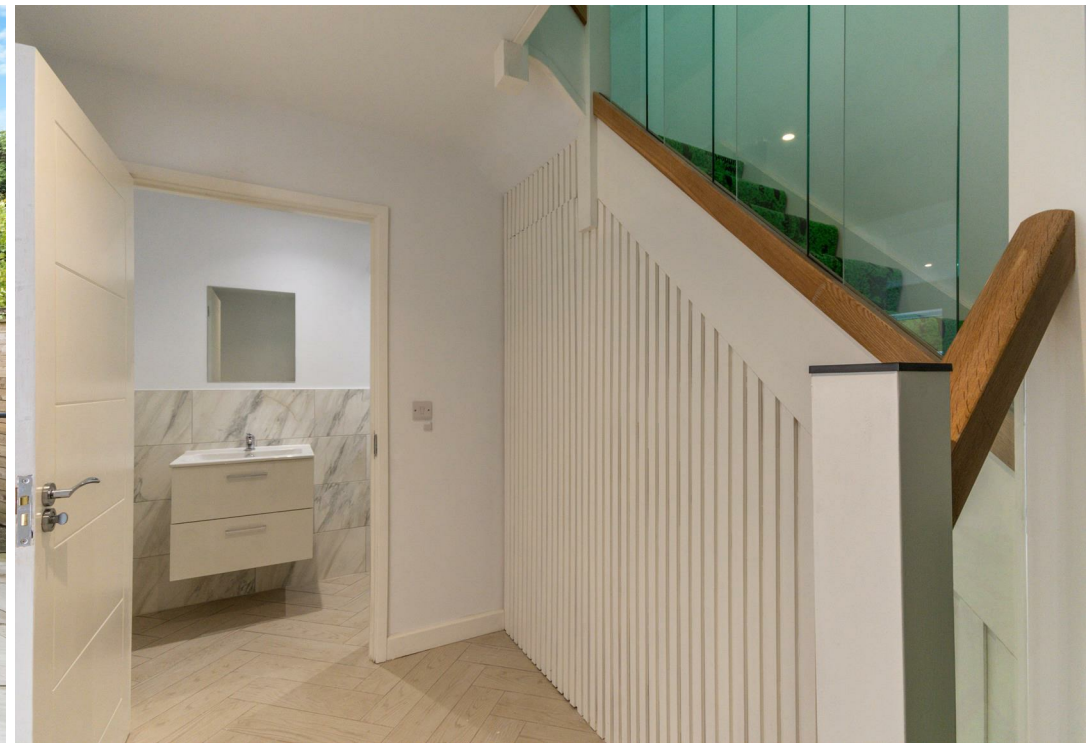
All mains services are connected.

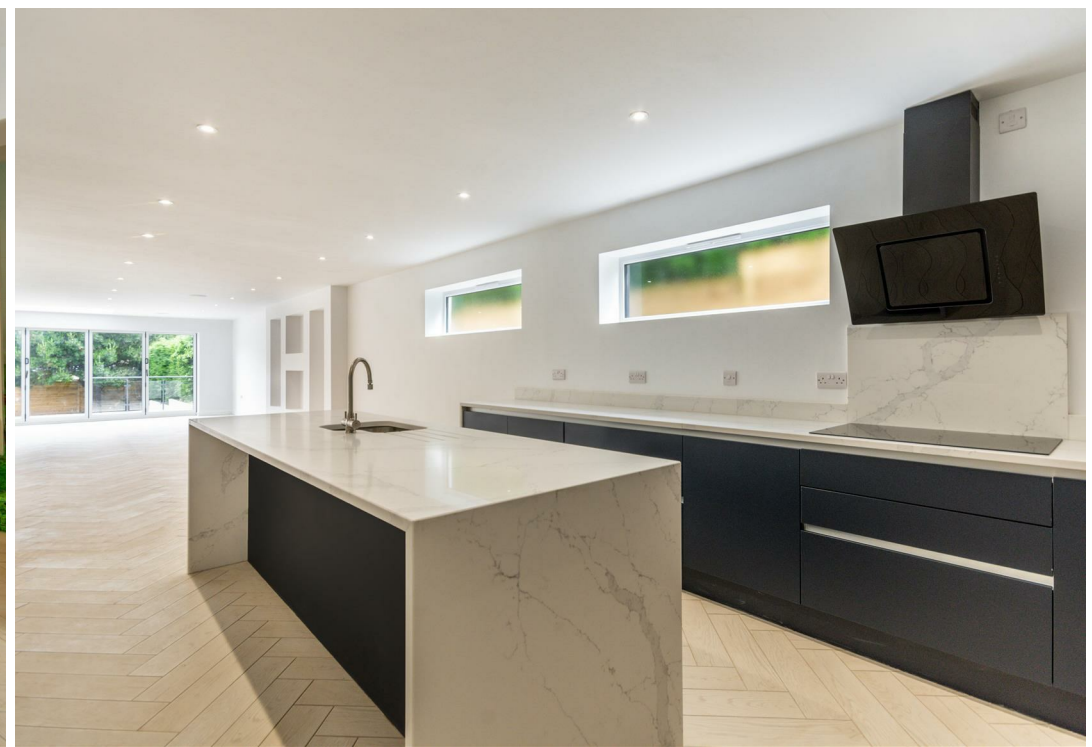
MORTGAGE ADVICE

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.

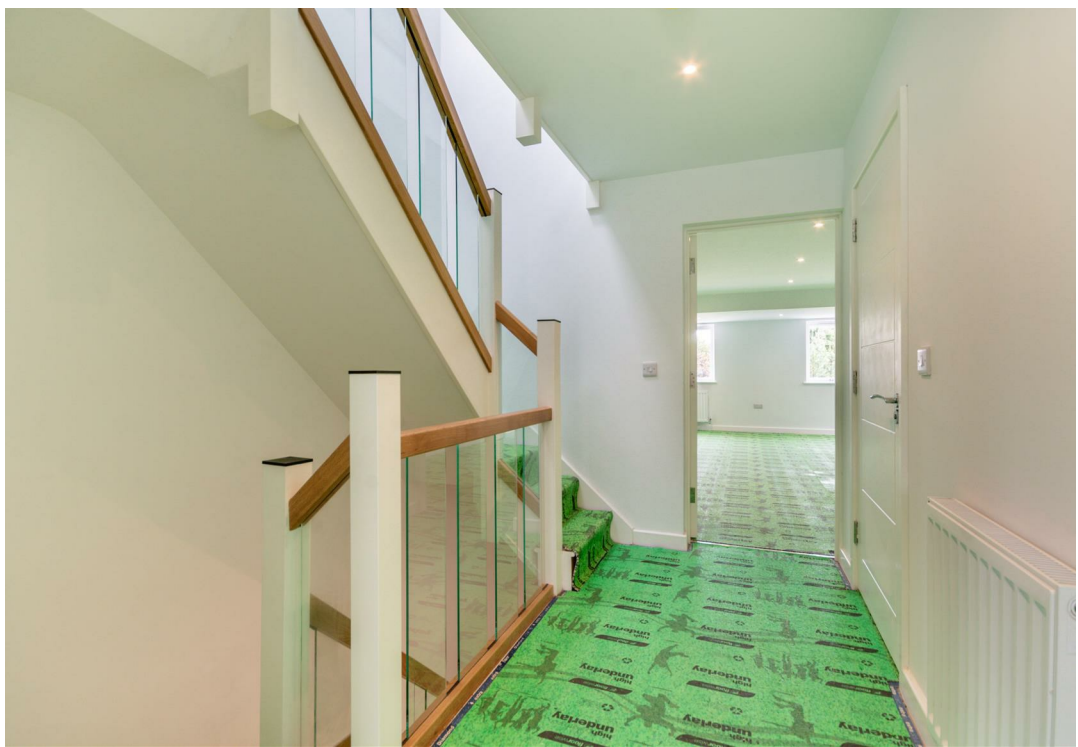




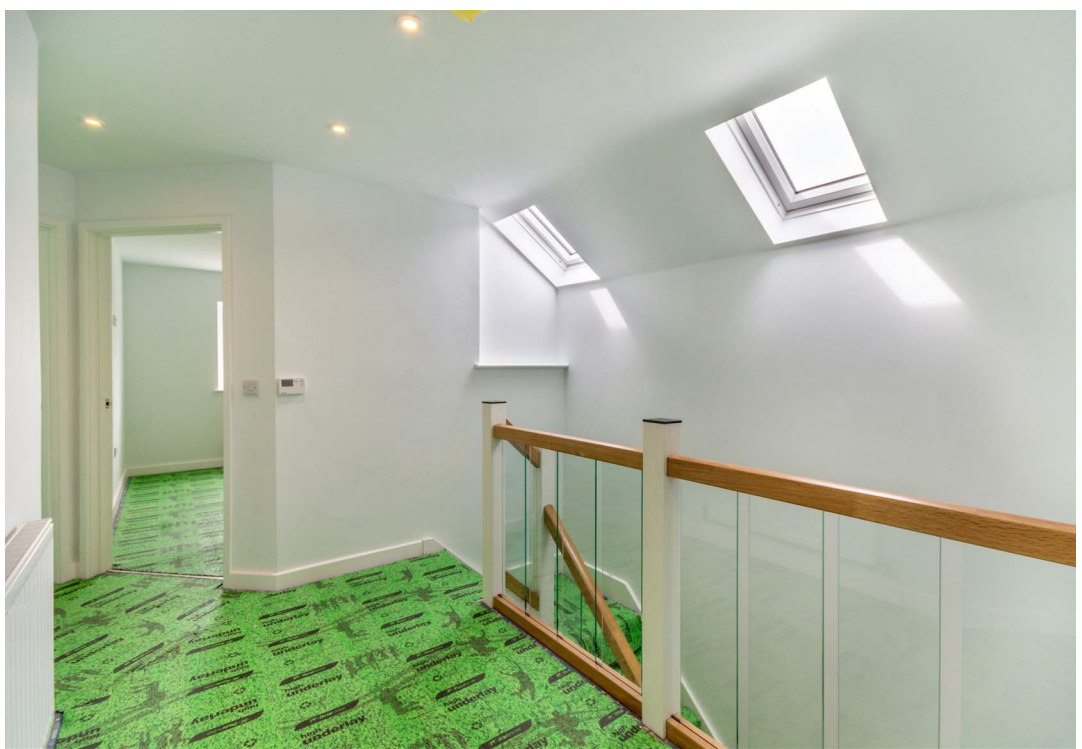












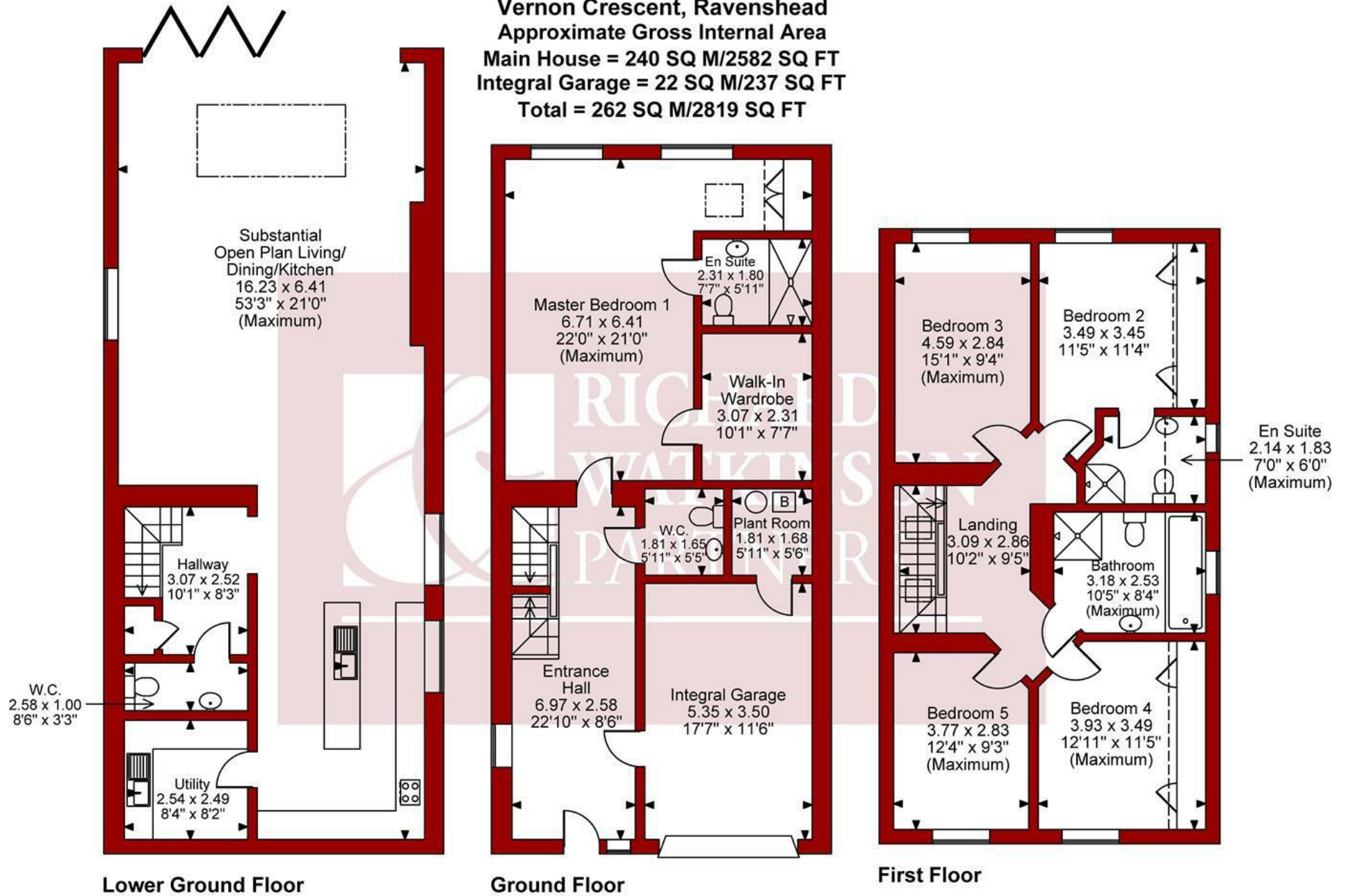








Vernon Crescent, Ravenshead
Approximate Gross Internal Area
Main House = 240 SQ M/2582 SQ FT
Integral Garage = 22 SQ M/237 SQ FT
Total = 262 SQ M/2819 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

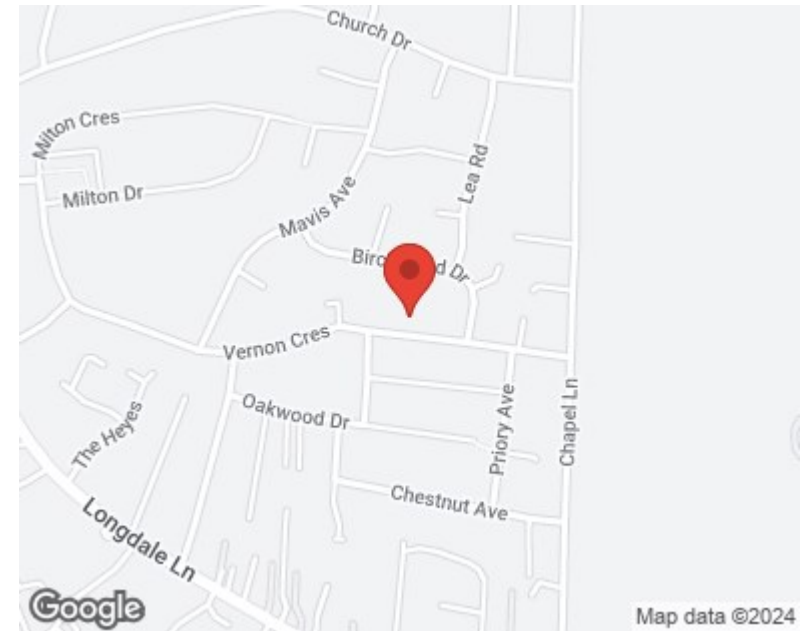
□□□□ Denotes restricted head height

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



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		
	86	90
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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