



**Ravenswood Reach, Plot 2 The Edleston,
Longdale Lane, Ravenshead, Nottingham,
Nottinghamshire, NG15 9JN**

New Build £760,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Superb Development of 47 New Homes
- 2, 3, 4 & 5 Bedrooms
- Plot 2: Three Storey Detached House
- 5 Double Bedrooms & 4 Bath/Shower Rooms
- Wide Block Paved Driveway & Double Garage
- Desirable Village Location
- 10 Year Premier Warranty
- Substantial Accommodation: 2940 Sq Ft
- Large Open Plan Living/Dining Kitchen
- Separate Living Room & Utility

An outstanding collection of 2, 3, 4 & 5 bedroom houses situated on Longdale Lane on the southern edge of this highly regarded and much sought after village.

Plot 2 The Edleston: a substantial, three storey, detached family home approaching 3000 sq ft with five double bedrooms, four bath/shower rooms and an integral double garage.

The ground floor living accommodation comprises an entrance hall, cloakroom/WC, utility, separate living room and a large open plan family living/dining kitchen with island, a 3.3m vaulted ceiling to the dining area 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 the second floor is bedroom three and a separate shower room. The property has gas central heating and UPVC double glazing.

Externally, plot 2 has front and rear gardens with turf and a patio with fenced boundaries on all sides. In addition, there is a wide, triple width block paved driveway to the front of the property providing ample off road parking leading to an integral double garage with a remote controlled electric up and over door.

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

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 07817-283-521.

PLOT 2 THE EDLESTON

ENTRANCE HALL

24'2" x 6'3" (7.37m x 1.91m)

CLOAKROOM/WC

6'5" x 3'6" (1.96m x 1.07m)

UTILITY

10'3" x 8'4" max (3.12m x 2.54m max)

LIVING ROOM

19'10" x 14'6" (6.05m x 4.42m)

OPEN PLAN FAMILY LIVING/DINING KITCHEN

28'9" max x 25'0" (8.76m max x 7.62m)

FIRST FLOOR GALLERIED LANDING

19'11" x 6'5" (6.07m x 1.96m)

MASTER BEDROOM 1

19'11" x 10'0" (6.07m x 3.05m)

SITTING AREA

14'5" x 6'2" (4.39m x 1.88m)

DRESSING ROOM

11'5" x 5'2" (3.48m x 1.57m)

EN SUITE

8'10" max x 5'3" (2.69m max x 1.60m)

BEDROOM 4

14'8" x 10'1" (4.47m x 3.07m)

BEDROOM 5

14'8" x 9'6" (4.47m x 2.90m)

FAMILY BATHROOM

8'11" x 7'10" (2.72m x 2.39m)

SECOND FLOOR LANDING

10'8" x 7'3" max (3.25m x 2.21m max)

BEDROOM 2

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

DRESSING ROOM

8'9" x 8'2" (2.67m x 2.49m)

EN SUITE

7'5" x 5'0" (2.26m x 1.52m)

BEDROOM 3

16'11" x 14'8" (5.16m x 4.47m)

SHOWER ROOM

7'2" max x 6'7" (2.18m max x 2.01m)

INTEGRAL DOUBLE GARAGE

19'1" x 14'8" (5.82m x 4.47m)

N B

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

LOCATION

Ravenswood Reach 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 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 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. Ravenshead Leisure Centre is located on Longdale Lane within walking distance of Ravenswood Reach, 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 also a short walk from the development. Abbey Gates Primary School, rated "Outstanding" is nearby and Ravenshead Church of England Primary School, rated "Good" is just over a mile away.

CGI & FLOORPLAN

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.

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 £1,000 reservation fee will be required. Please contact us for further details.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

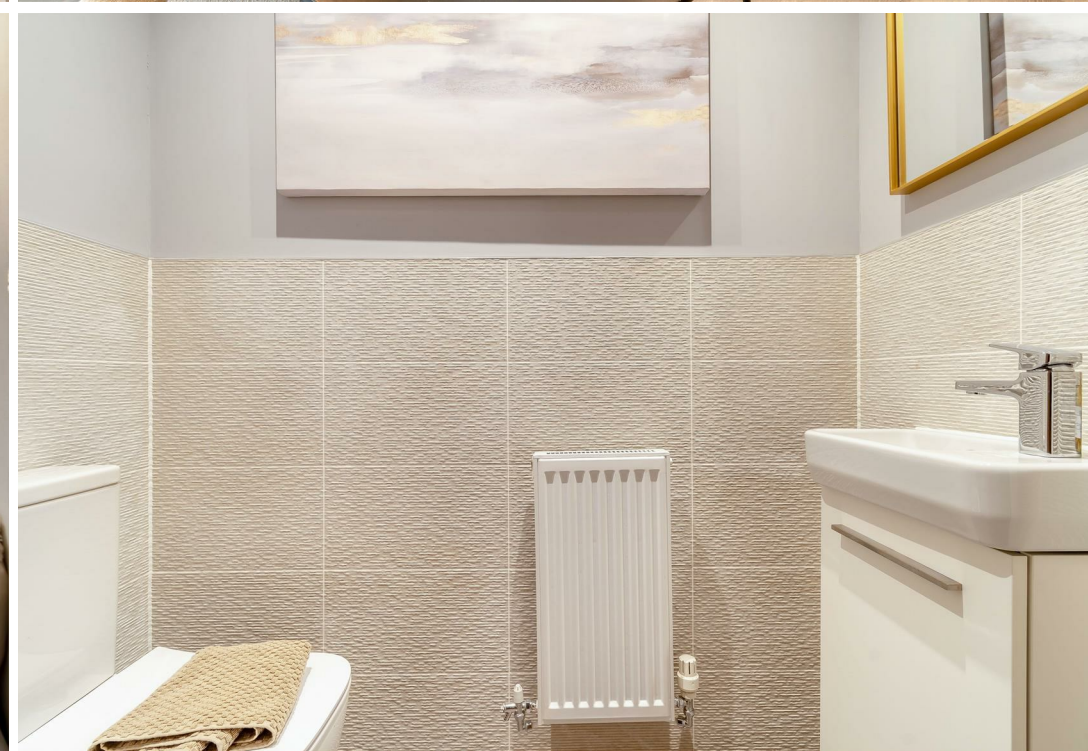
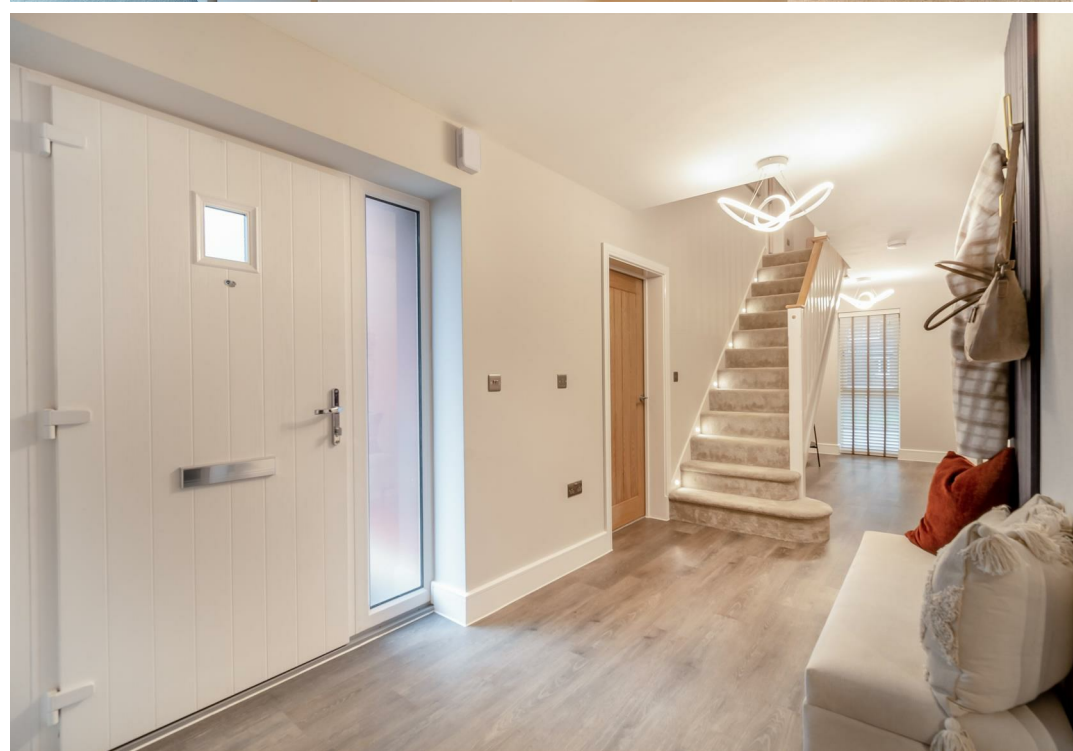
All mains services are connected.

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.

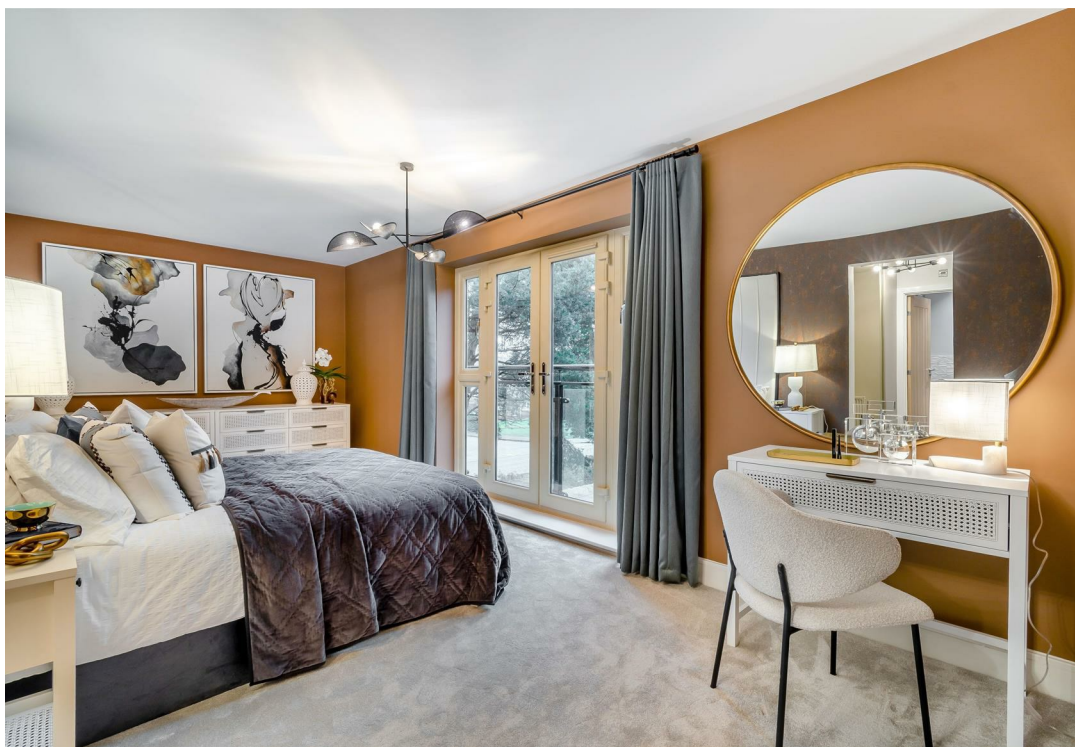








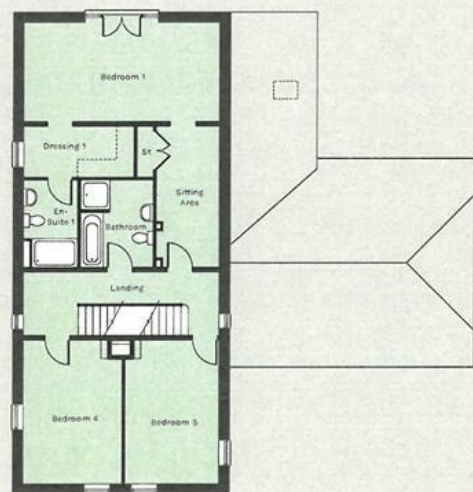




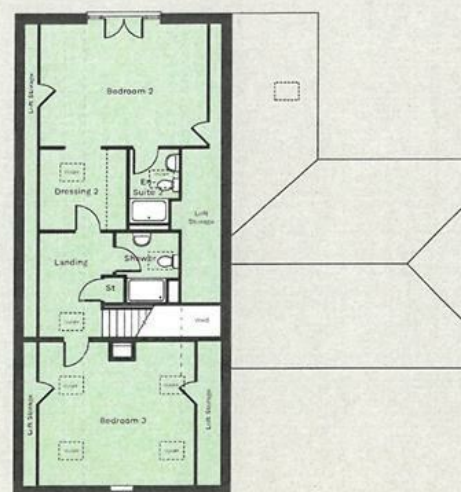




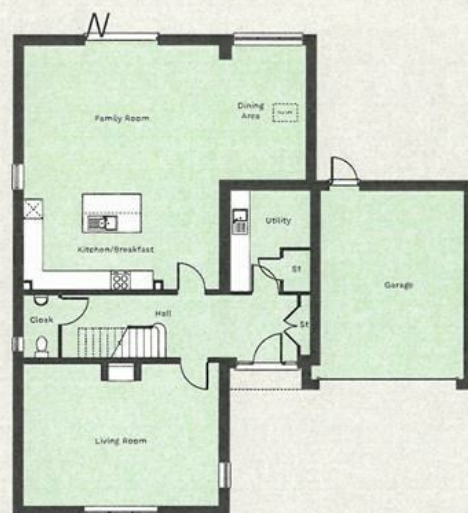




First Floor



Second Floor



Ground Floor

Dimensions

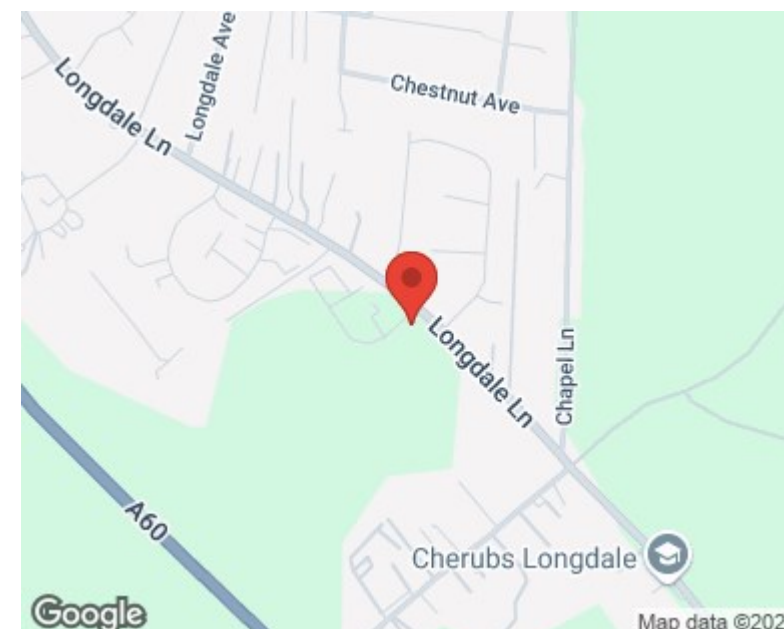
Living Room	
6085mm x 4457mm	20'0" x 14'7"
Family/Dining	
8775mm x 4218mm	28'9" x 13'10"
Kitchen/Breakfast	
6085mm x 3425mm	20'0" x 11'3"
Utility	
3140mm x 2491mm	10'4" x 8'2"
Cloakroom	
1972mm x 1091mm	6'6" x 3'7"
Bedroom 1	
6085mm x 3085mm	20'0" x 10'1"
En-Suite 1	
2723mm x 1690mm	8'11" x 5'7"
Dressing 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"

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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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