



15 Church Drive, Ravenshead, Nottingham,
Nottinghamshire, NG15 9FG

£985,000

Tel: 01623 626990

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

- Substantial Detached Family Home
- Individually Designed & Built in 2011
- 3 En Suites & Family Bathroom
- Open Plan Kitchen/Diner & Utility
- Private, Woodland Style Plot (0.31 Acres)
- Three Storey Living: 4235 Sq Ft
- 6 Double Bedrooms
- 2 Reception Rooms & Conservatory
- Integral Double Garage
- Elevated Position & Gated Entrance

A substantial and modern six bedroom detached family home of remarkable scale in a private, elevated position set back from Church Drive behind remote controlled electric gates.

The property was individually designed and built in 2011 and has been occupied by our clients since new. The property boasts sprawling family living accommodation spanning over three floors extending to circa 4235 sq ft with superbly proportioned rooms, including six large double bedrooms.

The ground floor living accommodation comprises an entrance porch, L-shaped entrance hall, 8.4m lounge, dining room, open plan family kitchen/diner with island and granite worktops, conservatory, utility room and a cloakroom/WC. The first floor galleried landing leads to balcony overlooking the front driveway and garden. There is a large master bedroom with Juliet balcony overlooking the rear garden, a dressing room and an en suite. There is a large second bedroom with en suite, two further double bedrooms and a family bathroom with bath and separate shower. The second floor landing has a really useful study area and leads to bedrooms five and six, with bedroom five having a dressing room and an en suite bathroom.

The property has UPVC double glazed windows and the conservatory has a double glazed self-cleaning glass roof. There is gas central heating with underfloor heating throughout the ground floor and electric underfloor heating to the bathrooms and en suites, and radiators to the first and second floors.

OUTSIDE

The property occupies a large, secluded plot approaching one third of an acre in a fantastic position set well back from Church Drive in an elevated position. The property is approached via remote controlled electric gates which open onto a sweeping tarmac driveway with brick edging to the large parking area with turning space and an integral double garage with a remote controlled electric up and over door. The front garden is mainly laid to lawn with mature shrubs and trees and a hedgerow boundary frontage. A pathway to the side of the house provides access to the secluded rear garden featuring an extensive paved terrace with central wide shallow steps and side planters leading up to a lawn. The garden is enclosed and private to all sides with a variety of established shrubs and mature trees offering a pleasant woodland style setting with a summerhouse and winding pathway at the end of the garden leading to a small woodland area.

UPVC DOUBLE GLAZED FRENCH DOORS OPEN THROUGH TO THE:

ENTRANCE PORCH

5'1" x 4'2" (1.55m x 1.27m)

A useful cloaks area for coats and boots. A connecting UPVC door opens through to the:

ENTRANCE HALL

22'0" x 14'2" max (6.71m x 4.32m max)

A spacious L-shaped entrance hall with wood floor, ample ceiling spotlights, underfloor heating, understairs storage cupboard and staircase leading to the first floor landing.

LOUNGE

27'7" into bay x 13'8" (8.41m into bay x 4.17m)

Accessed by double doors off the hallway, this large reception room has a marble fireplace with inset gas fire, underfloor heating, three wall light points, two ceiling light points, double glazed window to the side elevation and double glazed bay window to the front elevation with fitted window shutters.

DINING ROOM

16'2" x 13'7" (4.93m x 4.14m)

Accessed by double doors off the kitchen, this second reception room has underfloor heating, wood flooring, six ceiling spotlights, two double glazed windows to the side elevation and bi-fold doors provide access to:

CONSERVATORY

23'9" x 9'9" (7.24m x 2.97m)

A large, bright and airy living space with a self cleaning glass roof, porcelain tiled floor, underfloor heating and two sets of French doors lead out onto the rear garden.

OPEN PLAN FAMILY KITCHEN/DINER

25'2" x 15'1" (7.67m x 4.60m)

A superb open plan family kitchen/diner, having a range of modern shaker cabinets comprising wall cupboards with under lighting and display cabinets with glass shelves, base units and drawers complemented by black granite worktops with matching upstands which continue onto both windowsills. Inset 1 ½ bowl stainless steel sink with drainer and chrome swan neck mixer tap. Integrated appliances include a microwave oven, separate single oven and a separate microwave. There is a large island with matching base units and drawers, granite work surfaces, an induction hob and a stainless steel extractor hood above. The island has a breakfast bar area at one end with space for stools beneath. Integrated dishwasher and wine cooler and space for a large American fridge/freezer. Tiled floor, underfloor heating, ample ceiling spotlights, double glazed windows to the side and rear elevations and bi-fold doors open through to the conservatory.

UTILITY

13'0" max x 10'6" (3.96m max x 3.20m)

An L-shaped utility room with personal door through to the integral double garage and obscure UPVC double glazed side entrance door. A continuation from the kitchen with

matching modern shaker cabinets comprising wall cupboards, base units and drawers with ample black laminate granite effect work surfaces. Inset circular stainless steel sink with chrome swan neck mixer tap and tiling on both sides. Plumbing for a washing machine. Tiled floor and underfloor heating.

DOWNSTAIRS WC

6'2" x 4'11" (1.88m x 1.50m)

Having a modern two piece white suite comprising a low flush WC with enclosed cistern. Wall hung vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Tiled floor, half tiled walls, underfloor heating, chrome heated towel rail, extractor fan and obscure double glazed window to the side elevation.

FIRST FLOOR GALLERIED LANDING

22'2" x 11'3" (6.76m x 3.43m)

A superb and spacious open plan galleried landing with seating area at one end with a UPVC double glazed door to the front elevation leading out onto a small balcony. There are ample ceiling spotlights, radiator, stairs lead to the second floor landing, built-in storage cupboard and airing cupboard housing the hot water cylinder.

MASTER BEDROOM SUITE

16'3" max x 15'6" (4.95m max x 4.72m)

A substantial master bedroom suite with dressing room, radiator, two double glazed windows to the rear elevation and Juliet balcony with French doors overlooking the rear garden.

EN SUITE

10'4" x 6'3" (3.15m x 1.91m)

A modern three piece white suite with chrome fittings comprising a tiled shower enclosure with rainfall shower and additional shower attachment. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Low flush WC. Fully tiled throughout to the floor and walls, chrome heated towel rail, electric underfloor heating, extractor fan, ceiling spotlights and obscure double glazed window to the side elevation.

DRESSING ROOM

16'3" x 9'5" (4.95m x 2.87m)

Having extensive fitted wardrobes on two walls, with hanging rails and shelving and sliding fronted doors. Double glazed window to the rear elevation.

BEDROOM 2

19'11" x 18'5" (6.07m x 5.61m)

A large double bedroom with radiator, ceiling spotlights and two double glazed window to the front elevation.

EN SUITE

10'5" x 6'3" (3.18m x 1.91m)

A modern three piece white suite with chrome fittings comprising a tiled shower enclosure

with rainfall shower and additional shower attachment. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. There is a fitted mirror above the sink with anti-steam and an integrated shaver point. Low flush WC. Fully tiled throughout to the floor and walls, chrome heated towel rail, electric underfloor heating, extractor fan, ceiling spotlights and obscure double glazed window to the side elevation.

BEDROOM 3

16'2" x 13'8" (4.93m x 4.17m)

A third double bedroom with radiator and double glazed window to the rear elevation.

BEDROOM 4

13'9" x 13'8" (4.19m x 4.17m)

A fourth double bedroom with radiator and double glazed window to the front elevation.

FAMILY BATHROOM

13'8" max x 11'6" (4.17m max x 3.51m)

A modern four piece white suite with chrome fittings comprising a panelled bathtub with mixer tap. There is a separate tiled shower enclosure with rainfall shower and additional shower attachment. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Low flush WC with enclosed cistern. Part tiled walls, tiled floor, chrome heated towel rail, electric underfloor heating, extractor fan, six ceiling spotlights and obscure double glazed window to the side elevation.

SECOND FLOOR GALLERIED LANDING

15'3" x 13'10" max (4.65m x 4.22m max)

With loft hatch, useful study area and double glazed window to the front elevation.

BEDROOM 5

16'2" x 13'11" (4.93m x 4.24m)

A fifth double bedroom with radiator, ceiling spotlights and two roof windows to the rear elevation.

DRESSING ROOM

13'2" x 10'8" (4.01m x 3.25m)

With radiator, ceiling spotlights and roof window to the rear elevation.

EN SUITE BATHROOM

10'6" x 5'7" (3.20m x 1.70m)

A modern four piece white suite with chrome fittings comprising a panelled bathtub with mixer tap. There is a separate tiled shower enclosure with rainfall shower and additional shower attachment. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. There is a fitted mirror above the sink with anti-steam and an integrated shaver point. Low flush WC with enclosed cistern. Tiled walls throughout to the floor and walls, chrome heated towel rail, electric underfloor heating and extractor fan.

BEDROOM 6

19'4" x 14'3" (5.89m x 4.34m)

A substantial, versatile sixth double bedroom or games room/home office space, with radiator and roof window to the rear elevation.

INTEGRAL DOUBLE GARAGE

19'2" x 18'5" (5.84m x 5.61m)

Equipped with power and light. Remote controlled electric up and over door. Personal door leads through to the utility room

SUMMERHOUSE

10'10" x 10'10" (3.30m x 3.30m)

With French opening doors and window to the front elevation.

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.

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.

















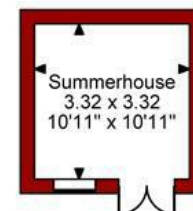
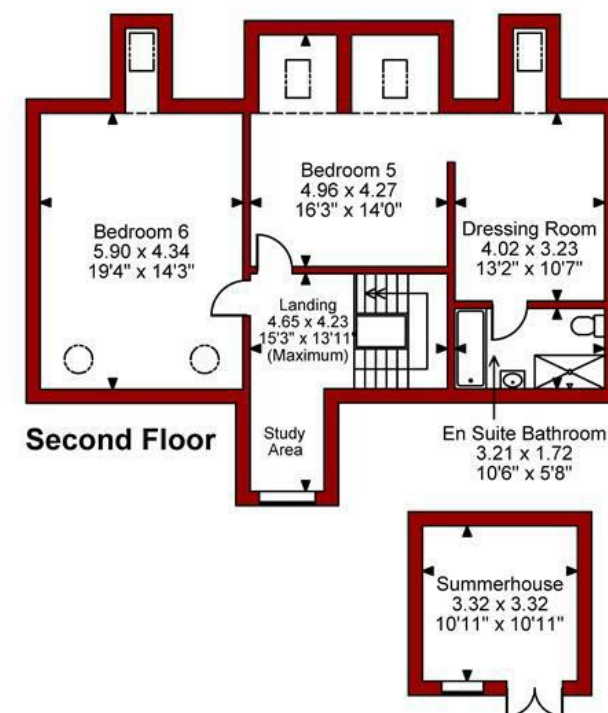
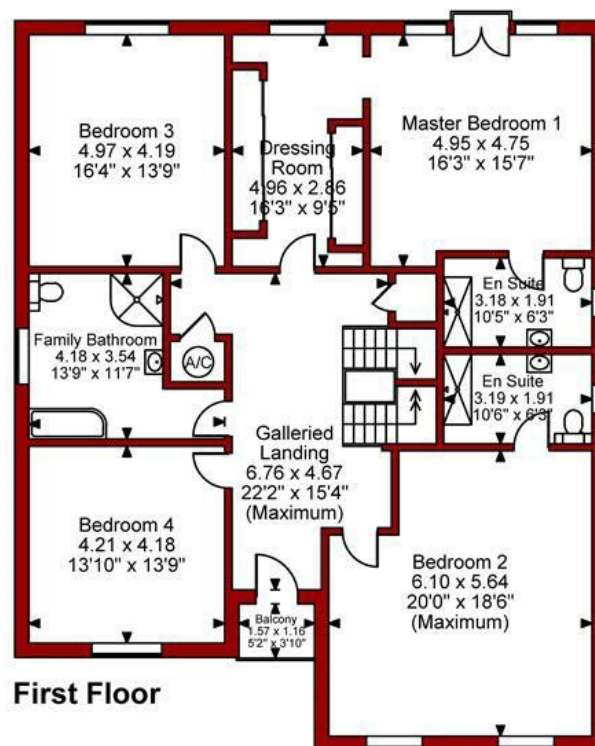
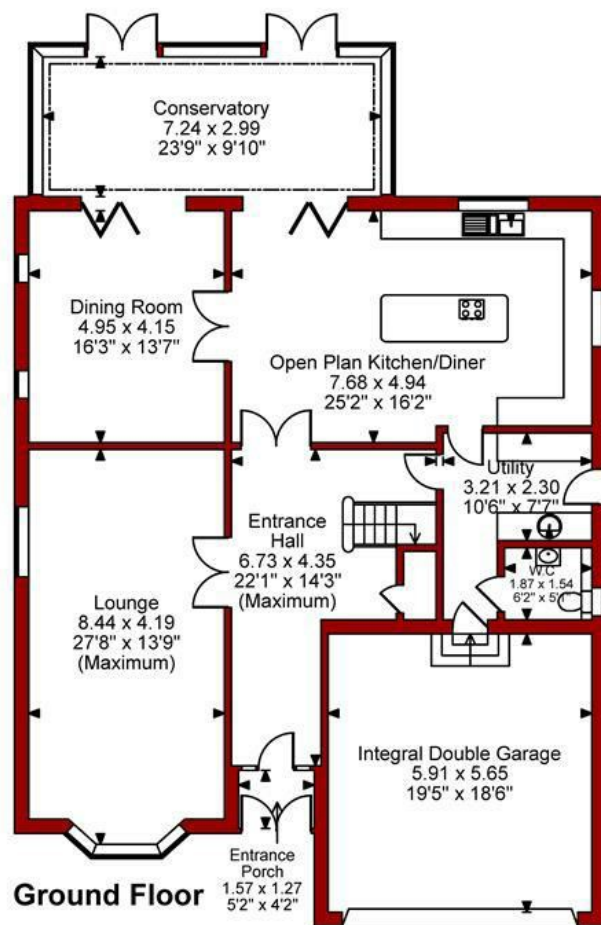








Church Drive, Ravenshead
Approximate Gross Internal Area
Main House = 393 SQ M / 4235 SQ FT
Balcony external area = 2 SQ M / 20 SQ FT
Integral Double Garage = 34 SQ M / 361 SQ FT
Summerhouse = 11 SQ M / 119 SQ FT
Total = 440 SQ M / 4735 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height



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		
	78	81
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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