



Offers In The Region Of £825,000

HAGGNOOK WOOD | RAVENSHEAD | NOTTINGHAM | NG15 9HE

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TRULY REMARKABLE!... Prepare to be captivated as you approach this stunning three-bedroom detached home via a gated and picturesque driveway, set within the borders of Newstead Abbey Park. With impressive grounds, multiple reception rooms, and truly unforgettable features, this home is sure to leave a lasting impression...

Upon entering the grand hallway, you'll immediately be greeted by unique architectural details, such as curved walls and varying levels, which create an open, dynamic living space. The ground floor includes a fully equipped kitchen, a sunlit breakfast area, a luxurious living room, family room, and dining room. These interconnected spaces flow effortlessly into one another, offering a sense of depth and intrigue. Each room has been thoughtfully designed, with natural light streaming through strategically placed windows, enhancing the sense of openness. Continuing through the ground floor, you'll find two well-proportioned bedrooms, each with direct access to the garden. The ground floor is completed with a convenient WC, shower room, and laundry room, offering practicality for everyday living.

Moving up to the principal bedroom you are invited into a truly luxurious retreat, with built-in wardrobes providing ample storage & organisation. The en-suite really does stand out, complete with a private sauna that promises ultimate relaxation after a long day. To top it off, a spacious balcony provides breathtaking views, perfect for enjoying a morning coffee or unwinding in the evening breeze. Every detail has most definitely been well thought through!

The expansive garden, surrounded by mature woodlands, provides a peaceful setting to enjoy all year round. The natural landscape, enhanced with a variety of trees and plants, offers privacy and seclusion. At the heart of the garden is a heated swimming pool, a unique feature that is sure to impress!

Viewing is a MUST for this exceptional property!

Call out team today to make this your forever home!





Entrance Hallway

As you step inside, you are immediately welcomed into this exceptional home, where striking architecture seamlessly guides you through its thoughtfully designed spaces. A true testament to being ahead of its time, this property offers a perfect blend of character, style, and functionality.

Dining Room 14'4" x 14'11"

Around the elegantly curved walls of the hallway, you'll discover a versatile space, currently used as a dining room but offering endless possibilities. Whether you envision a stylish home office, a peaceful retreat, or a vibrant playroom, this room adapts effortlessly to your needs. Dual-aspect floor-length windows flood the space with natural light while framing stunning views of the surrounding plot, creating a seamless connection to the outdoors. Beautiful wooden flooring flows from the hallway, enhancing the sense of continuity and warmth throughout the home.

Family Room 13'4" x 17'7"

A charming retreat from the open-plan layout, this versatile room is currently used as an additional sitting area but can easily be transformed into a further bedroom if needed. Thoughtfully designed for flexibility, it features sliding doors for added privacy, allowing it to adapt to your lifestyle. The warm wooden flooring seamlessly extends from the

hallway, while floor-to-ceiling windows invite an abundance of natural light, creating a bright and inviting atmosphere.

Sitting Room 23'1" x 24'8"

This expansive sitting room exudes sophistication, showcasing striking architectural features that make it truly unique. A stunning array of windows at every angle frames picturesque views of the surrounding landscape, flooding the space with natural light. The seamless connection to the outdoors is enhanced by both sliding and patio doors leading to the garden, perfect for indoor-outdoor living. High ceilings elevate the sense of space, while a captivating feature fireplace adds warmth and character, creating a grand yet inviting atmosphere.

Breakfast Room 11'7" x 13'5"

Open to the kitchen and seamlessly connected to the sitting room, this bright and airy breakfast room is the perfect place to start your day. Natural light pours in from multiple angles, enhancing the sense of space and tranquillity. Patio doors open onto a beautiful decking area, offering a serene spot to enjoy your morning coffee while overlooking the woodland and pool area. This charming space effortlessly blends indoor comfort with outdoor beauty, making it a standout feature of the home.



Kitchen 12'6" x 14'2"

The kitchen is a beautifully designed space, featuring a range of wall and base units with complementary work surfaces. Thoughtfully tucked away and seamlessly inset into the worktop is a sink and drainer, complete with a mixer tap. The true showstopper of this space is the striking red electric AGA oven, standing proudly as the heart of the kitchen.

Adding both functionality and charm, an additional work surface area incorporates a convenient breakfast bar—an ideal spot to take in the stunning woodland views. The kitchen also offers ample space for an American-style fridge/freezer, while direct access to the handy utility/laundry room completes this well-appointed space.

Laundry Room/Utility 9'1" x 15'10"

The laundry room offers both organisation and efficiency, featuring generous worktop space, ample storage cabinets, and an inset sink. Additional space and plumbing are available for a washing machine or tumble dryer. The room is perfectly positioned, with access to three distinct areas: an external door leading to the rear garden, a hallway that connects to the bedroom areas, and another door opening into the kitchen.

Bedroom One 14'4" x 16'6"

Located on the ground floor of the property you will find bedroom one, brilliant in size and offering a cosy feel due to the carpeted flooring, the room also benefits from fitted wardrobes for added convenience and is flooded with natural light, thanks to a standout full-length window with sliding doors that open to the side of the property, offering picturesque views of the surrounding woodland.

Bedroom Two 11'11" x 19'9"

Bedroom two is located on the ground floor and also enjoys the benefit of a full-length window, with the added luxury of sliding doors that open directly onto the garden, offering lovely views of the woodland. The room is further enhanced by carpeted flooring, creating a warm and cosy atmosphere.

Shower Room

The fully-tiled shower room is thoughtfully designed, conveniently serving both the ground floor bedrooms and living areas. It features a two-piece suite, including a corner shower cubicle and a vanity unit with an inset sink and mixer tap. The vanity unit also provides ample storage, meeting all your practical needs in the space.

WC

Fitted with a low flush WC and hand wash basin for added convenience.



Principle Bedroom 14'6" x 21'2"

This exceptional principal bedroom effortlessly combines luxury with practicality, featuring built-in wardrobes that offer ample storage space. The room is complemented by an adjoining ensuite, complete with a four-piece suite and access to an indulgent sauna, perfect for unwinding. The bedroom continues to impress, bathed in natural light from duel floor-length windows, while the patio doors open to a private balcony that extends the living area. From there, you can enjoy breathtaking views over expansive open land and mature trees, creating a peaceful retreat to fully embrace the beauty of nature.

EnSuite

Accessed from the principal bedroom, you'll find a modern four-piece ensuite bathroom that's truly a dream, complete with your very own private sauna. The bathroom features a double hand wash basin with cabinet storage underneath, a low flush WC, and a bath with an overhead shower. Natural light pours in from both the bedroom and the bathroom's own window to the side elevation, creating a bright and airy space.

Sauna 4'4" x 6'3"

A luxurious retreat designed to provide ultimate relaxation and wellness in the comfort of your own home.

Balcony 14'9" x 16'9"

Stepping out onto the balcony from the principal bedroom, you'll be captivated by the breathtaking views. The woodland stretches as far as the eye can see, offering a private and tranquil retreat just steps away from your bed. It's the perfect spot to unwind and immerse yourself in the natural beauty surrounding you.

Garage 14'9" x 16'9"

The double garage offers both convenience and ample storage space. The garage is equipped with lighting, electric points, and features two access doors—a garage up and over door leading to the front of the property, and the other an internal door providing direct access to the hallway.

Outside

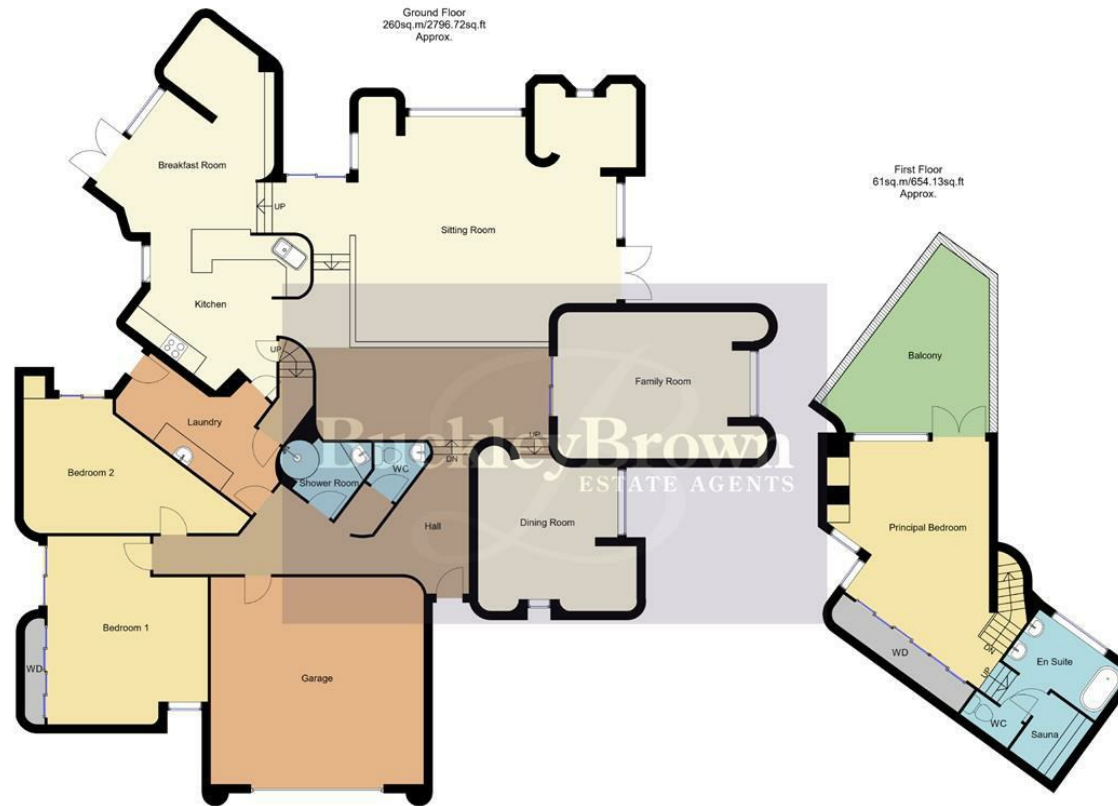
Nestled on the outskirts of Newstead Abbey situated on a vast one-and-a-half-acre plot, this exceptional garden boasts panoramic, breathtaking views at every turn. Surrounded by mature woodland, the plot offers complete privacy, creating an idyllic, secluded retreat. The garden is a true haven, featuring your very own swimming pool, complete with seating around its perimeter, allowing you to bask in the sunshine or cool off in the crystal-clear waters—a personal holiday escape right at home. The indulgence doesn't end there; an elegantly decked seating area



provides additional space, perfect for entertaining. At the front of the property, gates lead to a spacious driveway offering ample parking. This magnificent outdoor space perfectly balances luxury, privacy, and convenience.








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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