



**75 Nottingham Road, Ravenshead,  
Nottingham, Nottinghamshire, NG15 9HG**

**£785,000**

**Tel: 01623 626990**

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

- Substantial Detached Family Home
- 4/5 Bedrooms & 3 Bath/Shower Rooms
- Open Plan Living Kitchen & Utility
- Substantial Driveway & Double Garage
- Wonderful Private Setting
- Versatile Accommodation (3050 Sq Ft)
- 2 Reception Rooms & Conservatory
- Large South Facing Plot (0.49 Acres)
- Set Well Back From Nottingham Road
- Exclusive Nottingham Road Location

An individual, architect designed, 4/5 bedroom detached family residence of remarkable scale spanning over two floors extending to circa 3050 sq ft boasting versatile family living accommodation which would also suit anyone looking to downsize to single storey living with three bedrooms on the ground floor.

The property was built by the previous owners in the 1990s and occupies a large, established plot extending to almost half an acre in a wonderful sylvan setting, set well back and hidden from Nottingham Road down a long driveway.

The ground floor layout of accommodation comprises a substantial, split level entrance hallway measuring almost 40ft in length with cloaks/storage cupboard. There is a WC, dining room with log burner, lounge, conservatory, utility room and a large open plan living/dining kitchen with integrated appliances, an island and granite worktops. There is a family bathroom and three double bedrooms on the ground floor to include a master bedroom with fitted wardrobes and French doors, a dressing area with further fitted wardrobes and an en suite. Bedrooms two and three also have fitted wardrobes. The first floor landing provides a useful study area which leads through to a large, versatile room/bedroom four currently utilised as a games room. A fifth bedroom with open fitted storage and a shower room completes the first floor accommodation. The property has gas central heating and UPVC double glazing.

The property is particularly convenient for Nottingham, Mansfield, A60, M1 (J27 & J28) and the M1 corridor, Newstead Abbey Park, Nottingham Universities, Queens Medical Centre, City Hospital, Park Hospital, Kings Mill Hospital and principal centres of employment.

Overall, this is a rare opportunity to acquire a versatile family home in a lovely private setting and viewing is highly recommend.

#### OUTSIDE

The property occupies a large, established and private plot extending to circa 0.49 of an acre and benefits from being south west facing with well maintained mature gardens. The property is hidden and set well back from Nottingham Road down a long winding driveway flanked by deep borders on both sides with shrubs and trees. Outside the property, there is a substantial driveway providing off road parking for numerous vehicles with turning space in front of a large attached double garage with remote controlled electric doors. The front garden is laid to lawn with a gate providing access to the side and rear gardens. There are

planting borders immediately in front of the property, and to the left of the drive there is a long, retaining brick walled boundary with mature shrubs and trees above, which extends beyond the garage round to the rear with gated access at the end leading to the main rear garden. To the side and rear of the property, there are well maintained gardens, enclosed by brick wall and fenced boundaries to three sides and an adjoining boiler house/garden store provides useful storage space. There are ample paths and lawns including a lower level lawn with laurel bushes and shrubs to the borders. There is a low retaining curved walled boundary with steps leading to a raised paved patio providing a lovely place to sit with friends and family. The patio continues with wide steps leading to a further raised paved patio off the master bedroom. Steps and a further retaining walled boundary at the end leads to another lower level lawn with a brick built raised flowerbed as well as mature shrubs and trees to the borders on two sides.

A LARGE OPEN FRONTED CANOPY STORM PORCH WITH TWO SIDE LIGHTS LEADS TO A UPVC FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

#### SUBSTANTIAL SPLIT LEVEL ENTRANCE HALL

39'7" x 8'6" (12.07m x 2.59m)

A substantial, split level entrance hallway, with three radiators, two separate sets of double doors through to the kitchen and sitting room and steps lead to further hallway space and a staircase which leads to the first floor.

#### CLOAKS/STORAGE CUPBOARD

6'8" x 3'2" (2.03m x 0.97m)

With radiator, fitted shelving and obscure double glazed window to the front elevation.

#### WC

7'4" x 3'2" (2.24m x 0.97m)

Having a low flush WC. Wash hand basin. Radiator and obscure double glazed window to the front elevation.

#### DINING ROOM

13'0" into bay x 12'11" (3.96m into bay x 3.94m)

Having a log burner with quarry tiled hearth and mantle above. Radiator and double glazed bay window to the front elevation.

#### LOUNGE

20'3" into bay x 13'0" (6.17m into bay x 3.96m)

Having a marble fireplace with inset gas fire. Two radiators, four wall light points and double glazed bay window to the rear elevation.

#### OPEN PLAN FAMILY LIVING/DINING KITCHEN

25'11" x 20'6" max (7.90m x 6.25m max)

A large open plan family living/dining kitchen, featuring a comprehensive range of modern high gloss cabinets comprising wall cupboards, base units and drawers with granite worktops above. Inset 1 1/2 bowl Belfast sink with mixer tap. There are a range of integrated stainless

steel AEG cooking appliances to include two ovens, a separate microwave and a warming drawer. Integrated stainless steel AEG five ring gas hob with glass splashback and stainless steel extractor hood above. Integrated full height fridge and integrated full height freezer. Integrated dishwasher. There is an island with high gloss modern cabinets comprising base units and drawers in anthracite dark grey, granite worktop and space for stools underneath on one side. Feature lighting above the island, ample ceiling spotlights, laminate floor, two contemporary vertical radiators, log burner mounted on a hearth, double glazed window to the rear elevation, bi-fold doors leading out onto the rear garden and French doors through to the:

#### **CONSERVATORY**

13'0" x 10'8" (3.96m x 3.25m)

With two radiators and a patio door leading out onto the rear garden.

#### **UTILITY**

12'10" x 8'2" max (3.91m x 2.49m max)

A continuation from the kitchen, having matching high gloss cabinets comprising an comprehensive range of wall cupboards, base units and drawers with wood effect laminate worktops above. Inset stainless steel sink with drainer and mixer tap. Plumbing and space for a washing machine and tumble dryer behind the cabinets. Consumer unit, radiator, laminate floor, eight ceiling spotlights, two double glazed windows to the side elevation and UPVC side entrance door.

#### **MASTER BEDROOM 1**

16'3" x 12'7" (4.95m x 3.84m)

A spacious master bedroom, having fitted wardrobes with hanging rails and shelving and separate six unit fitted drawers. Two radiators and French doors leading out onto the rear garden.

#### **DRESSING AREA**

6'9" x 4'6" (2.06m x 1.37m)

Having further extensive fitted wardrobes with hanging rails and shelving. Radiator, two ceiling spotlights and connecting door through to:

#### **EN SUITE**

7'0" x 6'6" (2.13m x 1.98m)

Having a modern three piece white suite comprising a tiled shower enclosure with rainfall shower and additional shower handset. Vanity unit extends the full width of the room with inset wash hand basin with mixer tap, work surfaces to each side and ample storage cupboards and drawers beneath plus additional head height cabinets. Low flush WC with enclosed cistern. Four ceiling spotlights, tiled floor, tiled walls, chrome heated towel rail, extractor fan and obscure double glazed window to the side elevation.

#### **BEDROOM 2**

11'10" x 9'5" (3.61m x 2.87m)

A second double bedroom, having fitted wardrobes with hanging rails and shelving and a three drawers. Radiator and double glazed window to the front elevation.

#### **BEDROOM 3**

11'10" x 9'5" (3.61m x 2.87m)

A third double bedroom, having fitted wardrobes with hanging rails, shelving and separate four unit fitted drawers. Radiator and double glazed window to the rear elevation.

#### **FAMILY BATHROOM**

8'5" x 6'4" (2.57m x 1.93m)

Having a modern four piece white suite comprising a panelled bath with mixer tap and shower handset. Separate tiled shower enclosure with rainfall shower and additional shower handset. Vanity unit with inset wash hand basin with mixer tap, work surfaces to each side and ample storage cupboards beneath plus additional head height storage cupboard and drawers. Low flush WC with enclosed cistern. Tiled floor, underfloor heating, tiled walls, six ceiling spotlights, chrome heated towel rail and obscure double glazed window to the side elevation.

#### **FIRST FLOOR**

The initial landing area has a velux roof window to the rear elevation. A connecting doorway leads to the main landing area.

#### **FIRST FLOOR MAIN LANDING AREA/STUDY SPACE**

15'0" max x 10'7" (4.57m max x 3.23m)

With radiator and double glazed window to the front elevation. Open plan to:

#### **BEDROOM 4/GAMES ROOM**

20'0" x 17'7" (6.10m x 5.36m)

A fantastic, versatile living space which could be utilised as a bedroom or games room. Two radiators, double glazed dormer window to the front elevation and velux roof window to the rear elevation.

#### **BOARDED LOFT STORAGE SPACE**

17'7" x 6'5" (5.36m x 1.96m)

A large boarded out storage space with fluorescent light point and housing the pressurised hot water cylinder.

#### **BEDROOM 5**

16'0" x 13'4" (4.88m x 4.06m)

A fifth double bedroom, with extensive, open fronted, fitted wardrobes with four hanging rails and shelving at each end. Radiator and velux roof window to the rear elevation.

#### **SHOWER ROOM**

12'1" max x 6'10" (3.68m max x 2.08m)

Having a three piece white suite comprising a tiled shower enclosure. Pedestal wash hand basin with tiled splashbacks. Low flush WC. Radiator and tiled floor.

#### **LARGE ATTACHED DOUBLE GARAGE**

22'11" x 19'6" (6.99m x 5.94m)

Equipped with power and light. Twin remote controlled electric up and over doors.

## **ADJOINING BOILER HOUSE/GARDEN STORE**

8'2" x 4'11" (2.49m x 1.50m)

With extensive fitted shelving, double power point, ceiling light point and UPVC entrance door.

## **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.

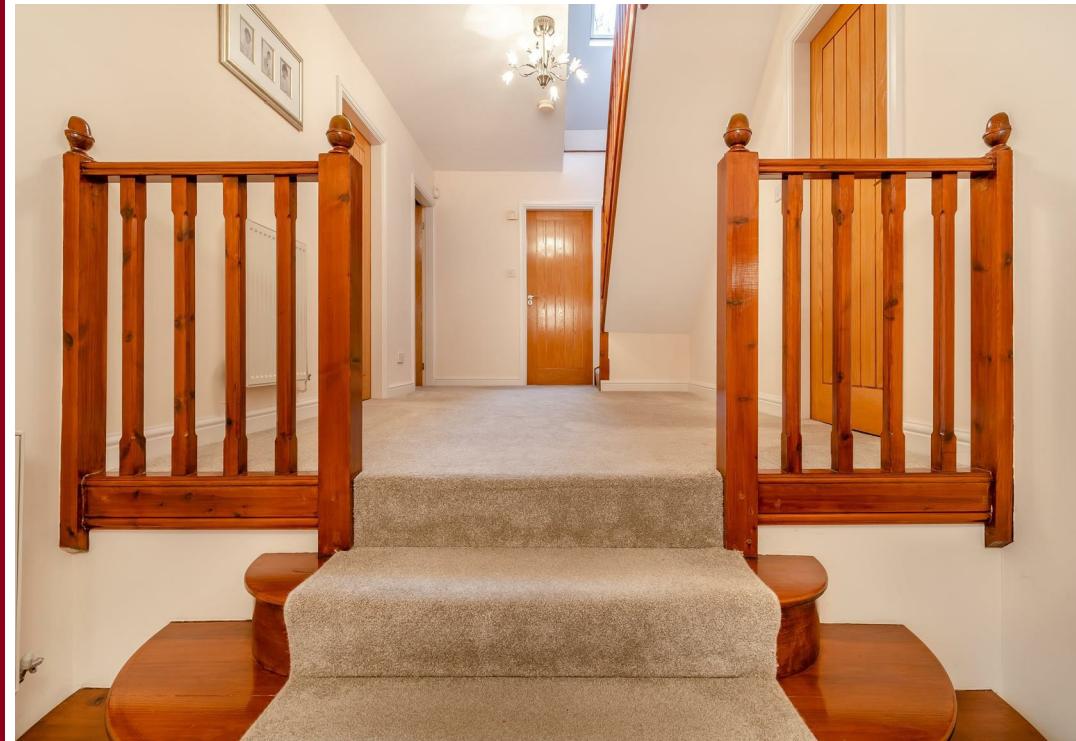
## **MORTGAGE ADVICE**

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.

























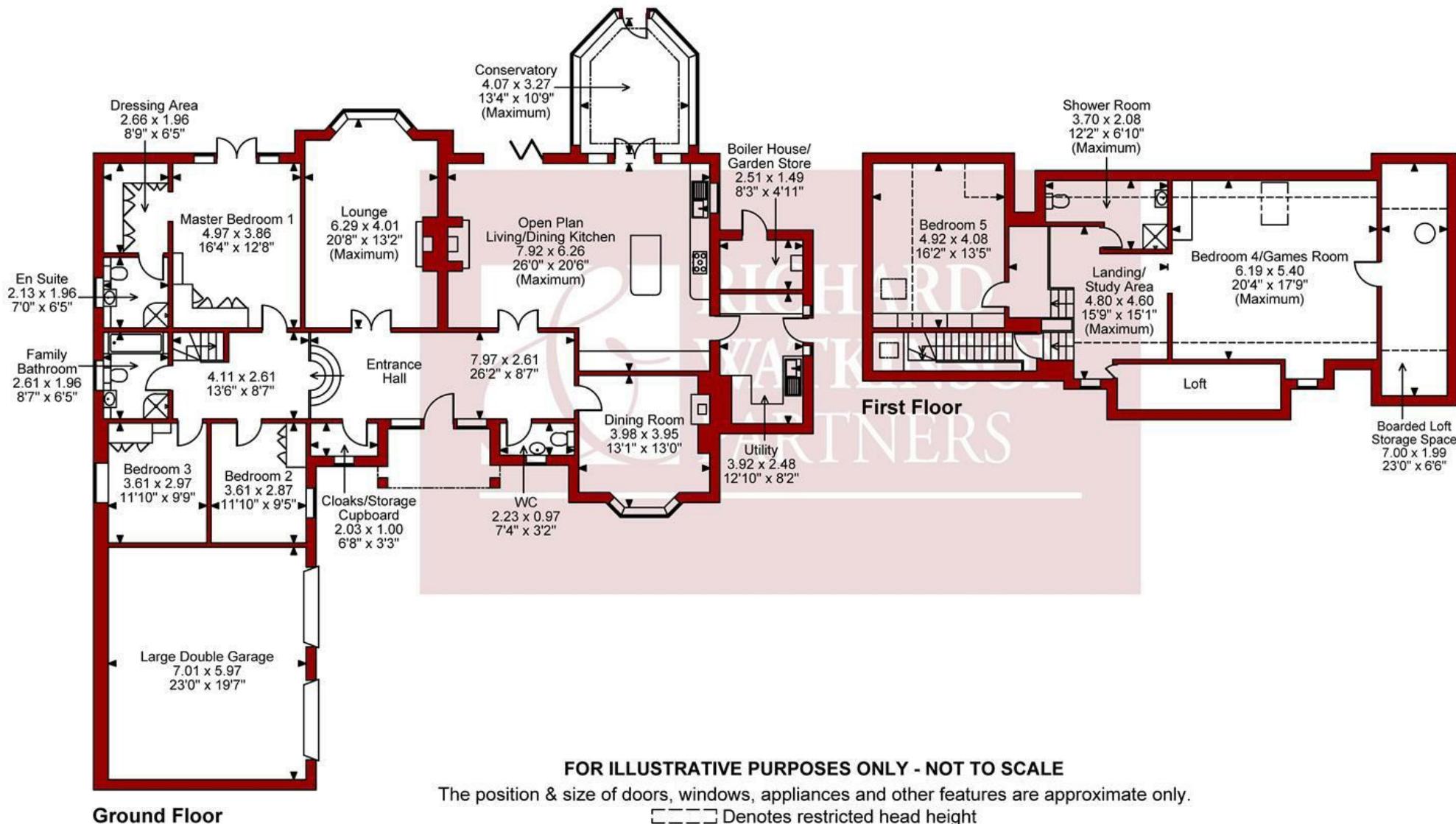
# Nottingham Road, Ravenshead

Approximate Gross Internal Area

Main House = 283 SQ M / 3050 SQ FT

Large Double Garage = 42 SQ M / 450 SQ FT

Total = 325 SQ M / 3500 SQ FT





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms 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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