



**3 Rowan Avenue, Ravenshead, Nottingham,  
Nottinghamshire, NG15 9GA**

**£708,000**  
**Tel: 01623 626990**

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



- Substantial Detached Family Home
- 2,773 Sq Ft of Versatile Accommodation
- 2 En Suites & Family Bathroom
- 2 Reception Rooms + Conservatory
- Integral Double Garage
- Individually Designed & Completed in 2010
- 5 Spacious Double Bedrooms
- Substantial Open Plan Kitchen/Diner
- Electric U/F Heating & New Boiler in 2025
- Good Sized Corner Plot (0.19 Acres)

A substantial five double bedroom detached residence occupying a good sized corner plot with an integral double garage in a highly regarded village location.

The site originally had a single storey dwelling on the plot built in the 1970s by our client's father. In 2009, our client demolished the property and replaced it with an individually designed, five double bedroom detached family home completed in 2010. The property boasts substantial and versatile family living accommodation over two floors extending to circa 2,773 sq ft with a new gas boiler installed in January 2025, electric underfloor heating to the ground and first floors and UPVC double glazing.

The ground floor living accommodation comprises a vaulted entrance hall exposing the first floor galleried landing, cloakroom, office, over 10m open plan kitchen/diner, utility, lounge, conservatory and bedroom five with an en suite. The first floor galleried landing leads to a master bedroom with dressing area/fitted wardrobes and an en suite. There are three further spacious double bedrooms and a family bathroom with a bath and separate shower. The Canadian redwood beams from the loft of the original dwelling have been retained and installed to the landing, master bedroom, bathroom and mantle in the lounge.

## OUTSIDE

The property occupies a good sized plot extending to circa 0.19 of an acre in a highly regarded area within this popular village location. There is a gravel driveway frontage providing off road parking leading to an integral double garage with a gate to the side providing access to the rear garden. The front garden is enclosed by a low brick wall frontage with a lawn, borders with plants and shrubs and a block paved and paved pathway extends across the front and side with gated access round to the side and rear of the property. To the rear of the property, there is a gravel path extending across the full width of the property with a low retaining walled boundary and steps leading to a raised lawn and a private patio area with summerhouse. There are deep borders with mature shrubs and trees which extend beyond the house to the side garden. To the side of the property, there is a really good sized garden featuring an extensive paved patio leading to a lawn and further patio area. The garden continues beyond here to a vegetable plot with paved and gravel paths, a greenhouse and shed.

AN OPEN FRONTED STORM PORCH WITH TWO WALL LIGHT POINTS LEADS TO A SOLID WOOD FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

## VAULTED ENTRANCE HALL

12'8" x 12'0" (3.86m x 3.66m)

Featuring a vaulted high ceiling rising up to the first floor galleried landing. With tiled floor, underfloor heating, three ceiling spotlights, built-in storage cupboard and stairs to the first floor galleried landing.

## CLOAKROOM/WC

6'0" x 3'1" (1.83m x 0.94m)

Having a low flush WC. Wash hand basin with tiled splashbacks. Radiator, tiled floor, underfloor heating, ceiling spotlight and obscure double glazed window to the rear elevation.

## OFFICE

13'11" x 7'8" max (4.24m x 2.34m max)

With three ceiling spotlights, underfloor heating and double glazed window to the rear elevation. Personal door through to the integral double garage.

## OPEN PLAN KITCHEN/DINER

33'11" x 14'0" (10.34m x 4.27m)

A substantial open plan kitchen/diner extending the full depth of the property with double glazed windows to the front and side elevations and French doors leading out onto the rear garden. The kitchen features a range of shaker cabinets comprising wall cupboards, base units and drawers with working surfaces above. There is a display cabinet with glass shelves with inset lighting and drawers. Inset 1 1/2 bowl sink with drainer and chrome swan neck mixer tap. Integrated dishwasher and integrated microwave. There is a freestanding Rangemaster cooker available to purchase by separate negotiation with two ovens, a separate grill, a storage tray drawer, a five ring gas hob and separate electric hot plate and a fitted chimney extractor hood above. There is a freestanding American fridge/freezer also available to purchase by separate negotiation. There is a small peninsula island with integrated wine cooler and work surfaces. There is an island with matching base units and drawers with work surfaces and space for stools beneath. Tiled floor, underfloor heating, ample ceiling spotlights and connecting double doors through to the lounge.

## UTILITY

8'5" x 6'0" (2.57m x 1.83m)

Having wall and base units housing the electricity consumer unit. Work surfaces and an inset sink with drainer and chrome swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer. Space for a fridge/freezer. Tiled floor, underfloor heating, two ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

## LOUNGE

19'2" x 12'9" (5.84m x 3.89m)

Having a beautifully appointed brick fireplace with inset log burner mounted on a brick hearth with large Canadian redwood mantle above restored from the previous house. . Laminate floor, underfloor heating, five ceiling spotlights, double glazed window to the front elevation and UPVC French doors lead through to the:

### CONSERVATORY

13'2" x 13'0" (4.01m x 3.96m)

Having a clear glass roof and enjoying a south facing aspect overlooking the side garden. Tiled floor, underfloor heating and French doors leading out onto the garden.

### BEDROOM 5

13'11" x 13'6" (4.24m x 4.11m)

With three ceiling spotlights, underfloor heating and double glazed window to the front elevation.

### EN SUITE

6'9" max x 5'8" (2.06m max x 1.73m)

Having a three piece white suite comprising a tiled shower cubicle with electric shower. Pedestal wash hand basin. Low flush WC. Tiled floor, underfloor heating, tiled walls, heated towel rail, three ceiling spotlights and extractor fan.

### FIRST FLOOR GALLERIED LANDING

34'7" max width x 7'8" max (10.54m max width x 2.34m max)

A superb galleried landing overlooking the entrance hall below with Canadian redwood beams restored from the previous house, six ceiling spotlights, underfloor heating and three roof windows to the rear elevation.

### WALK-IN STORAGE CUPBOARD

7'1" x 3'3" (2.16m x 0.99m)

With light point.

### WALK-IN STORAGE CUPBOARD 2

6'2" x 2'9" (1.88m x 0.84m)

With light point.

### MASTER BEDROOM 1

26'7" into dressing area x 15'0" max (8.10m into dressing area x 4.57m max)

A good sized master bedroom suite with a dressing area featuring extensive fitted wardrobes providing ample storage space with ample hanging rails, shelving and drawers. Canadian redwood beam restored from the previous house, five ceiling spotlights, ceiling fan, underfloor heating and double glazed window to the front elevation.

### EN SUITE

8'6" x 7'11" max (2.59m x 2.41m max)

Having a three piece white suite comprising a tiled shower cubicle with rainfall shower plus an additional shower attachment. Pedestal wash hand basin. Low flush WC. Tiled floor, underfloor heating, tiled walls, heated towel rail, four ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

### BEDROOM 2

14'0" x 13'4" (4.27m x 4.06m)

With underfloor heating and double glazed window to the front elevation.

### BEDROOM 3

12'10" x 12'10" (3.91m x 3.91m)

With access to eaves storage, underfloor heating, four ceiling spotlights and double glazed window to the side elevation.

### BEDROOM 4

13'5" x 12'9" max (4.09m x 3.89m max)

With underfloor heating and double glazed window to the front elevation.

### FAMILY BATHROOM

12'3" x 11'4" max (3.73m x 3.45m max)

(8'8" min width). Having a contemporary four piece white suite comprising a bathtub with mixer tap and shower handset. Separate tiled shower cubicle with electric shower. Pedestal wash hand basin. Low flush WC. Tiled floor, underfloor heating, radiator, five ceiling spotlights, extractor fan, two cosmetic, Canadian redwood beams restored from the previous house, obscure double glazed window to the rear elevation and roof window to the side elevation.

### INTEGRAL DOUBLE GARAGE

19'4" x 18'2" (5.89m x 5.54m)

Equipped with power and light. Twin up and over doors. Obscure UPVC double glazed window and door to the rear elevation. Personal door through to 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.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

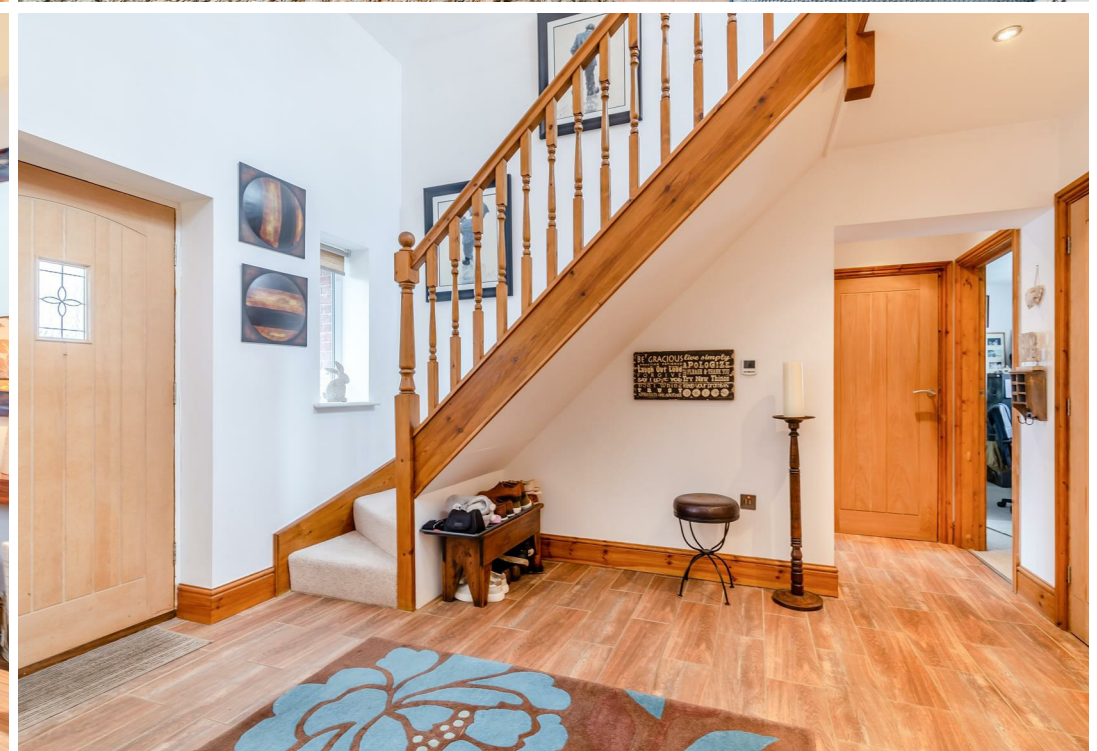
### MORTGAGE ADVICE

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.

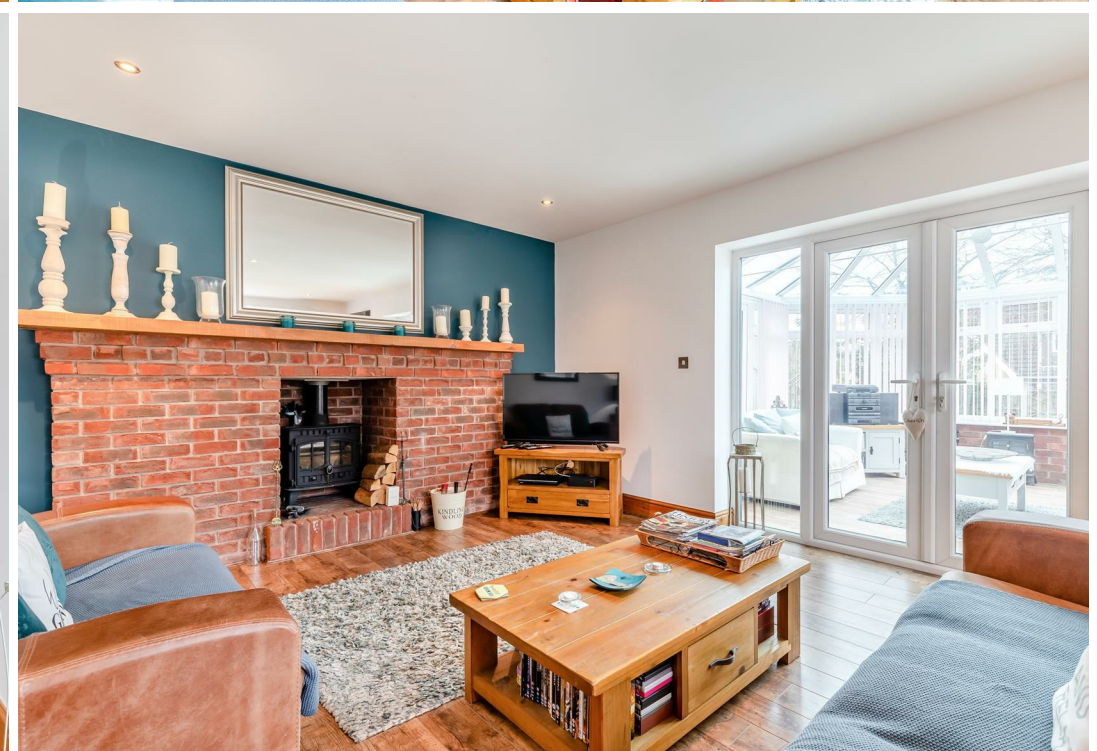
### FIXTURES & FITTINGS

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.

























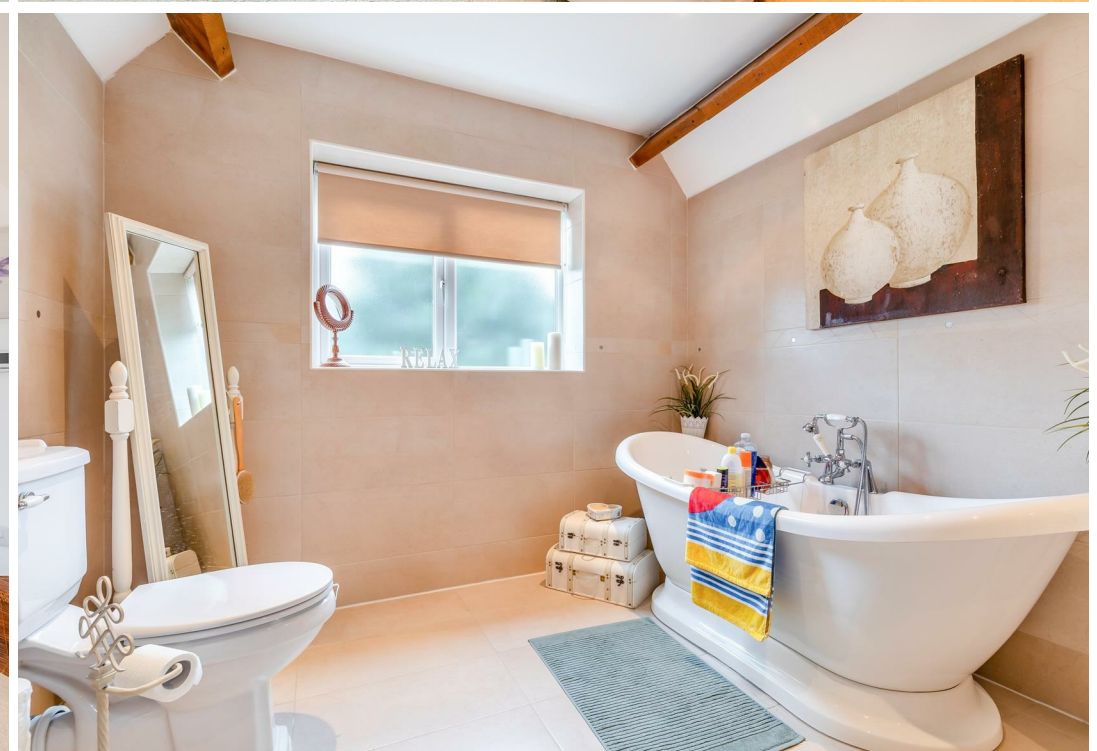














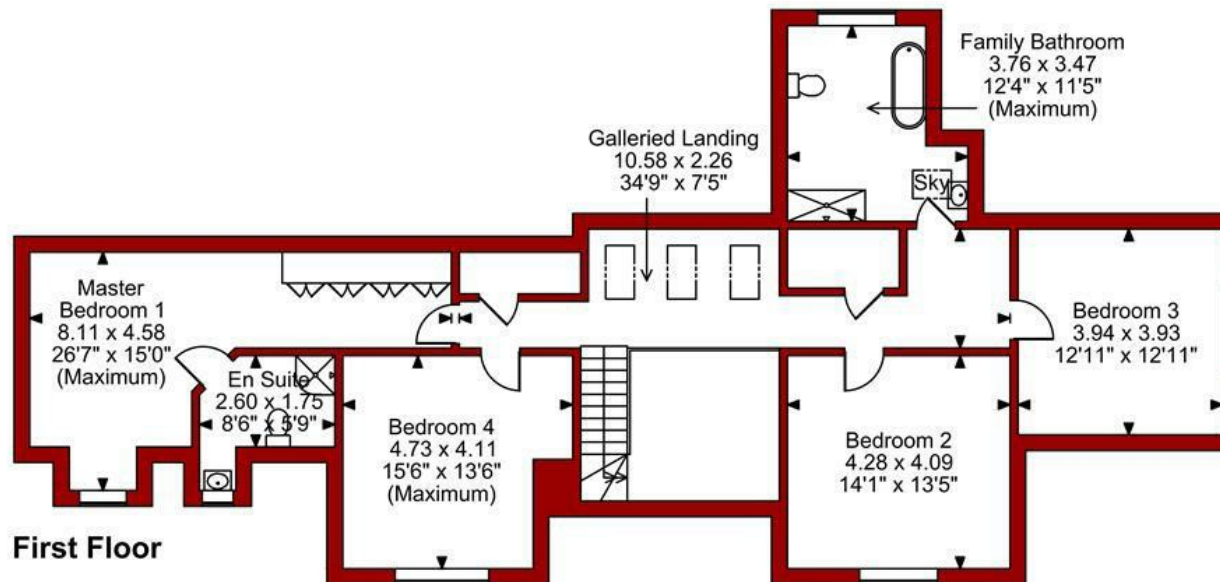
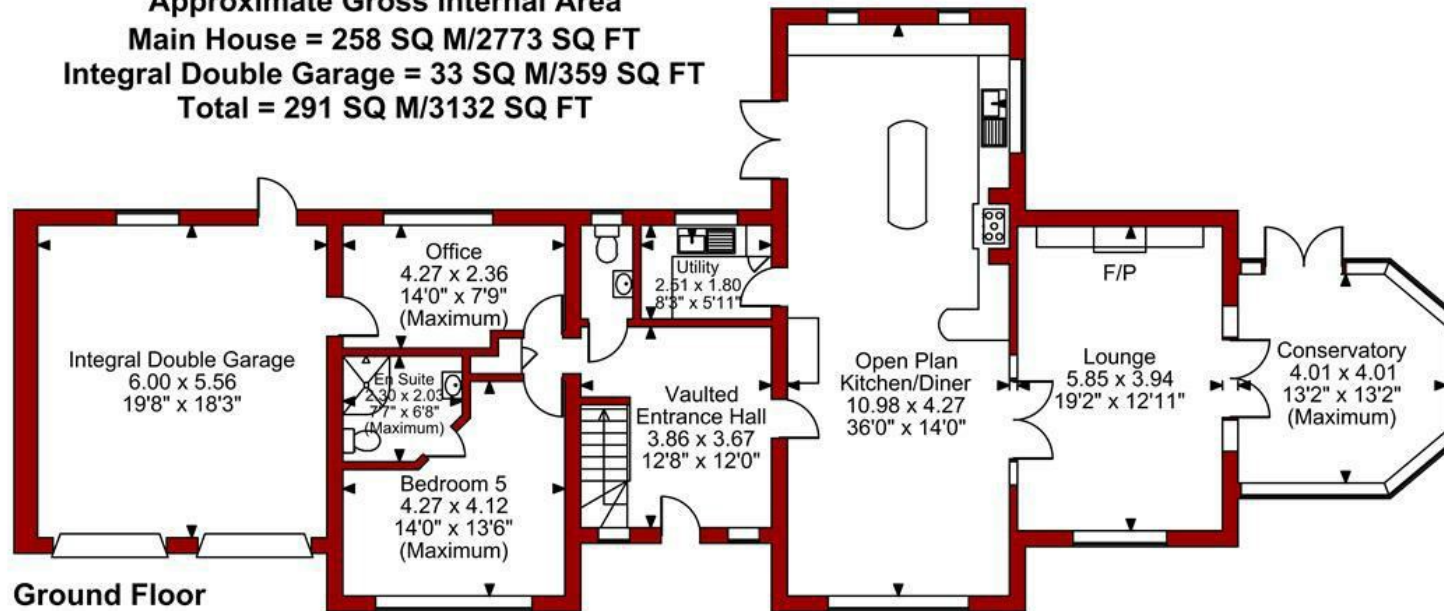








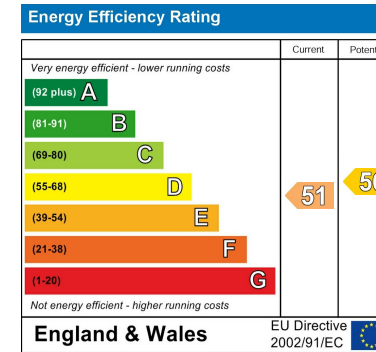
**Rowan Avenue, Ravenshead**  
**Approximate Gross Internal Area**  
**Main House = 258 SQ M/2773 SQ FT**  
**Integral Double Garage = 33 SQ M/359 SQ FT**  
**Total = 291 SQ M/3132 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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





*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



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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