



Fabulous contemporary family home

94A Sheepwalk Lane, Ravenshead, Nottingham

Freehold



Set within an exclusive, gated community • Highly desirable residential location • Stunning open plan living dining kitchen • Three ground floor reception rooms / areas • Four generous double bedrooms, two en suite • Off street parking and double garage

Location

Ravenshead is a highly sought after Nottinghamshire village with an excellent range of local facilities positioned at the centre of the Village, with a leisure centre, restaurants and a choice of public houses also within the domain. The historic Newstead Abbey is 700m away, an ideal destination for family walks and entertainment. Some of the region's most highly regarded schools are within easy reach including Abbey Gates Primary School and Ravenshead C of E Primary School. The property is convenient for the M1 motorway Junction 27, the A60 and other major road networks, providing prompt access across and out of the region.

Description

94A Sheepwalk Lane occupies one of the more desirable positions within this exclusive, gated development of just four properties, being located to the rear corner, offering a quiet and private situation. A high level of consideration was given to the excellent quality of the fixtures and fittings through the property, in addition to its arrangement, which ideally suits modern day family life. Aspects such as the CCTV, ground floor underfloor heating and the Honeywell Evo smart home heating control system further add to this properties already vast credentials.

Ground Floor

Tiled entrance hall, partially vaulted to the front aspect, allowing access to the extent of the ground floor accommodation, in addition to the WC and under stairs storage. Delightful, 20ft dual aspect sitting room to the front of the property, fitted with oak flooring, floor to ceiling glazing and features a focal point gas fire with contemporary glass surround and a tiled hearth. Dining area off the entrance hall to the right hand side with floor to ceiling glazing with a semi open plan arrangement to the kitchen / family room.

Stunning full width, open plan kitchen family room, sat to the rear aspect overlooking the garden with bi-fold doors out. The kitchen incorporates a mixture of matte grey and high gloss white units with white granite work surfaces and a breakfast bar seating area holding lift up power points. There are a range of integrated Gorenje appliances throughout the kitchen to include two electric ovens, a combination microwave, a 4 burner induction hob with extractor above, a dish washer, a fridge freezer, a wine cooler and also enjoys the convenience of a hot water tap. The utility room off the kitchen area provides further base and wall storage, a secondary sink, a door out to the side of the property and integral washer & dryer.





First Floor

Stairs ascend from the entrance hall to the generous first floor landing, displaying a glazed elevation to the front of the property and leading onto the bedroom accommodation at this level.

The marvellous main bedroom is positioned to the front of the property and boasts a vaulted ceiling, benefiting inset Velux windows with remote controlled blinds, air-conditioning with smart control and a modern three piece en suite shower room, in addition to the sizeable dressing room which holds a range of mirror fronted fitted wardrobes, fitted draws and a feature window.

Bedrooms two and three sit to the rear elevation, bedroom three having access to its own en suite shower room, whilst bedroom two is Jack and Jill to the main family bathroom which also serves the fourth bedroom and is fully tiled, fitted with a free standing bath, a vanity wash hand basin, a low level WC, a chrome heated towel rail and a separate shower cubicle.

There is an impressive seating area in-between bedrooms two and three, with full width bi-fold doors out on to the Juliette balcony and enjoying views across the rear garden.

Outside

A private drive off Sheepwalk Lane lends access into the development and onto the gated entrance, solely used by this property and its neighbour. There is ample off street parking to the front and side aspects, in addition to a double garage which benefits an electrically operated door and internal power, lighting & water.

There is a delightful, landscaped garden to the rear of the property comprising a full width, lower patio area off the kitchen family room, a composite decking platform with glass balustrade and hot tub area, a well-manicured lawn and tiered sleeper planters to the north aspect, with the other boundaries holding mature leylandii trees.

General Information

Tenure Freehold

Services Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing Strictly by appointment with Savills.



Sheepwalk Lane, Ravenshead

Main House gross internal area = 2,397 sq ft / 223 sq m

Garage gross internal area = 311 sq ft / 29 sq m

Total gross internal area = 2,708 sq ft / 252 sq m



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Ground Floor

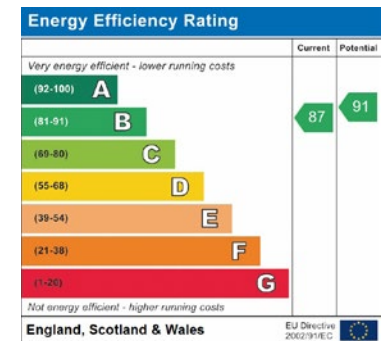
First Floor

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

□ □ □ □ Denotes restricted head height

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