



Longdale Avenue, Nottingham NG15 9EA
£620,000





This stunning contemporary and unique five bedroom detached dream house is in an enviable position set back from the road in an attractive plot on sought after Longdale Avenue in the village of Ravenshead. This substantial and generously sized family home of over 2000 sq feet of accommodation is tastefully designed to the highest specification with the most stylish finish throughout with no expense spared. With large ground floor area including modern open space contemporary Kitchen / Dining / Family Living area, further separate reception room and cleverly designed flexible annex with Sitting Room / fifth bedroom with a ground floor shower room offering the option for versatile family living. The stylishly extended and renovated accommodation briefly comprises Hallway, Lounge, Open plan Kitchen/Dining/Living Area, Sitting Room / Bedroom Five, Utility Room and Ground floor Shower Room, with four double bedrooms to the first floor, the master bedroom having its own dressing room and the further benefit of two ensuites on the first floor plus a family bathroom. With double garage, generous sized driveway offering parking for several vehicles, a gated entrance and attractive gardens to front and rear. This is a must see property and a fabulous chance to acquire a really special home.

Entrance Hallway

This fabulous home has been transformed both on the outside and inside and as you enter through the statement Oak Open Canopy Porch which gives cover on entry you are greeted with a real wow. The spacious entrance hallway is tastefully decorated and boasts stylish parquet flooring. With a useful under stairs cupboard for storage and radiator.

Lounge

21'10" x 10'11" (6.65m x 3.33m)

The Stylish Lounge is a welcoming room with space to relax. With continuation of the parquet flooring, radiator and a multi-fuel stove which adds a relaxing homely feel amongst the contemporary touches. With uPVC double glazed windows to front and side offering plenty of natural light along with the stunning statement bi-fold doors to the rear of the room which offer fantastic garden views and open directly onto the patio as a stylish connection to the rear garden.

Kitchen / Diner / Family Room

21'9" x 21'2" (6.63m x 6.45m)

This impressive and utterly bespoke open plan space has clearly defined areas which come together to form a fabulous and sophisticated family living solution. The lofty statement vaulted ceiling gives a luxurious feel with its sky lights and the atmospheric lighting and spot lights add extra style value. The contemporary kitchen has been designed to tick all the boxes, fitted with a range of elegant wall and floor mounted units to complete the modern look offering plenty of storage and topped with stylish quartz work surface. The kitchen oozes style and includes all the high spec fittings you would expect to find, white porcelain sink with mixer tap, Bosh built in electric double oven, induction hob with stainless steel extractor fan over. With an integrated dishwasher and wine cooler and space for American style Fridge Freezer. The kitchen is Open plan to the spacious Dining area and relaxed Living room area, a wonderful space for entertaining or to bring everyone in the family together in a modern lifestyle. Finished with stylish oak style laminate flooring, contemporary designed radiators and having copious amount of natural light from the uPVC double glazed windows to the side and the fabulous bi-folding doors that open up fully leading out directly onto the garden to complete the perfect statement look.

Utility Room

7'11" x 5'6" (2.41m x 1.68m)

Useful Utility Room with functional storage in the form of a range of smart fitted base level cabinets. With practical Oak flooring, stainless steel sink with mixer tap and drainer. Plumbing for washing machine. With uPVC double glazed window to rear.

Sitting Room / Bedroom Five

12'2" x 11' (3.71m x 3.35m)

This flexible ground floor room makes for an ideal possible annex if you are looking for versatile living arrangements. The space would make a generous fifth bedroom on the ground floor or it works equally as well as an additional Sitting Room as it is currently used or would make an ideal study / home office or playroom whichever suits your lifestyle. With uPVC double glazed windows to front and side and radiator.

Ground Floor Shower Room

Practical Ground Floor addition, the Shower Room has a brand new fitted suite including shower cubicle, low level wc, wash hand basin and radiator.

Landing

The landing leads to all of the beautifully presented, well appointed First Floor rooms. With access to loft space, radiator, uPVC double glazed window to front.

Master Bedroom

17'9" x 16'10" (5.41m x 5.13m)

The principle Master Bedroom is a peaceful retreat, generously proportioned it is a large room for you to relax in and its vaulted ceiling offers a touch of luxury with its three Velux windows having electronically operated blinds and atmospheric spot lighting feature. With fitted wardrobes, uPVC double glazed window to the front. With radiator and doorways to its own ensuite and dressing room.

En suite

Contemporary En suite fitted with white three piece suite comprising low level WC, double wash hand basins in vanity unit, walk in double shower with rain fall shower head, chrome heated towel rail and the look is completed with stylish tiling to the walls. With uPVC double glazed window to rear.

Dressing Room

11'1" x 8'8" (3.38m x 2.64m)

A fabulous addition to the Master Bedroom, this useful Dressing Room is a practical area for dressing or storage. With uPVC double glazed window to the side and radiator.

Bedroom Two

11'9" x 11'1" (3.58m x 3.38m)

Further good sized Double Bedroom with uPVC double glazed windows to front and side for a light and airy feel. Having useful fitting wardrobes and radiator

En Suite

Bedroom Two also boasts its own En suite. Fitted with contemporary white three piece suite comprising low level WC, wash hand basin in vanity unit, walk in shower cubicle, chrome heated towel rail. With uPVC double glazed window to front.

Bedroom Three

10'4" x 8'9" (3.15m x 2.67m)

Another good sized Double Bedroom with uPVC double glazed window to the rear and radiator

Bedroom Four

15'6" x 8' (4.72m x 2.44m)

A further good sized, well appointed Double Bedroom with fitted wardrobes and radiator. With uPVC double glazed window to the rear.

Family Bathroom

7'3" x 6'4" (2.21m x 1.93m)

A modern family bathroom having a matching suite comprising bath, low level WC, wash basin in vanity unity, tiled walls and flooring, radiator. With uPVC double glazed window

Outside

A fabulous first impression greets you with the house sitting in a prominent yet private spot set back from the road. To the front of the property lies a good sized garden, driveway providing substantial parking area for numerous cars and integral Double Garage fitted with an electric door. The garage offers power and lighting and has uPVC double glazed window and access door to side. To the rear of the property is a delightful peaceful mature private garden setting offering an

ideal outdoor space with expansive patio areas specifically designed for alfresco outdoor entertaining and positioned to enjoy the sunshine. With a large expanse of well tended lawn and having pretty landscaped mature planting, lush foliage with a variety of shrubs. Enclosed by securely fenced borders with backdrop of established trees for a good deal of privacy.

Measurements

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

Fixtures & Fittings

Only fixtures and fittings specifically described within these particulars of sale are included.

Council tax band

COUNCIL TAX BAND F

Tenure

Freehold with vacant possession.

Terms & Conditions

For full Terms and Conditions please visit www.gascoines.co or ask for them in your local branch.

Consumer Protection

IMPORTANT NOTICE RELATING TO THE CONSUMER

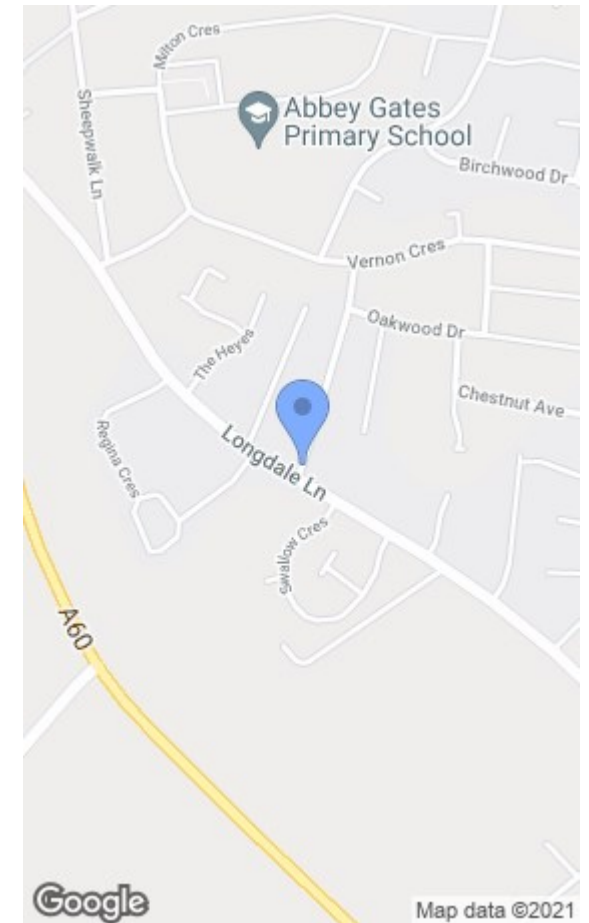
PROTECTION FROM UNFAIR TRADING (2008)

Gascoines Chartered Surveyors, on its behalf and for the vendor of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchaser and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for and occupation, and other details are given in good faith and are believed to be accurate, but any intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All photographs are historic. Maps and plans are not to scale.









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	

2a Milton Court, Ravenshead, Nottinghamshire, NG15 9BD
 01623 792939 | ravenshead@gascoines.co | www.gascoines.co

