



**JF**

**Jonathan Fitzpatrick**

VILLAGE & COUNTRY HOMES

**29 Cheriton Drive Ravenshead NG15 9DG Guide £475,000 - £495,000 Freehold**



An extremely well appointed and competitively priced, 4 bedroom, 4 reception room extended detached family home situated in a quiet and desirable residential road off Chapel Lane. This beautifully presented and updated property benefits from spacious and adaptable ground floor accommodation in addition to a delightful landscaped rear garden with large timber workshop/garden studio. Features of note include a comfortable and well presented lounge with feature fireplace, separate dining room, re-fitted kitchen with built in appliances, separate utility room, conservatory/orangery, downstairs cloakroom and rear garden room/snug giving the option to create an additional ground floor bedroom, if required. The first floor features a newly fitted family bathroom with shower, plus fitted wardrobes to the main bedroom and en suite shower and w/c to the guest bedroom. To the front there is ample driveway parking and attached single garage. There is also potential to add additional first floor bedroom accommodation over the garage area, subject to usual planning consents.

Ravenshead is an extremely desirable location with numerous village shops, leisure centre, farm shop, primary school, Sainsbury's Local, petrol station, a choice of four pubs and surrounded by beautiful countryside including Newstead Abbey and country park. Viewing strongly advised.

















The first floor accommodation comprises 4 bedrooms with fitted wardrobes to the main and en suite w/c to the guest bedroom. The family bathroom has been recently re-fitted with bath, 'floating' wash basin, w/c and superb walk-in double shower enclosure.

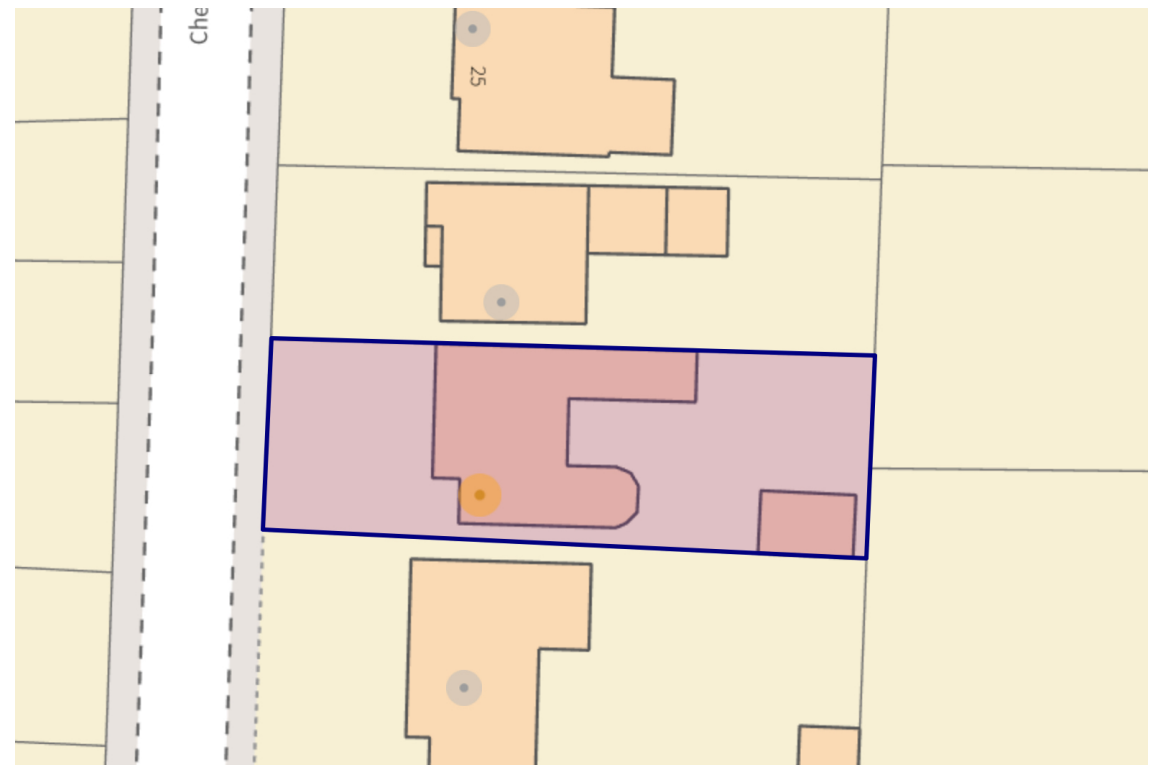
Council tax band E  
Gas central heating  
All mains services  
Gedling Borough Council  
Flood Risk Low

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**Viewing strictly by appointment through**

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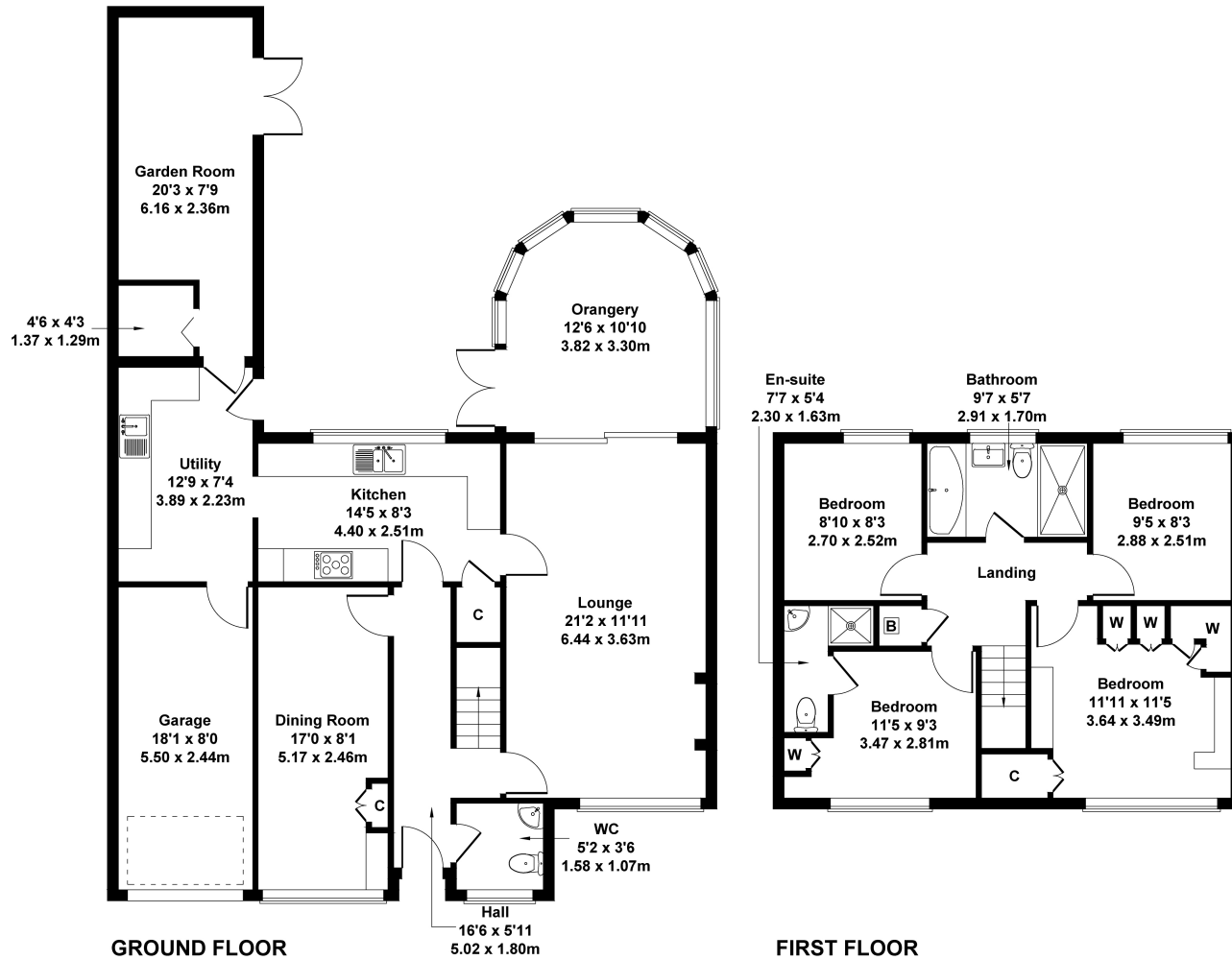


## Energy performance certificate (EPC)

29 Cheriton Drive Ravenshead NOTTINGHAM NG15 9DG	Energy rating <b>D</b>	Valid until: 21 March 2034
		Certificate number: 8734-4227-9300-0532-6226

# 29 Cheriton Drive, Ravenshead, Nottingham, NG15 9DG

Approximate Gross Internal Area  
1787 sq ft - 166 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements