



Mansfield Road,  
Redhill, Nottingham  
NG5 8PG

**£395,000 Freehold**





\*\*\*GUIDE PRICE £420,000 - £425,000\*\*\*

\*\* UNIQUE PROPERTY \*\* GENEROUS PLOT \*\* EXCELLENT POTENTIAL TO DEVELOP \*\*

Robert Ellis Estate Agents are delighted to bring to the market this EXTENDED THREE BEDROOM, DETACHED BUNGALOW ON A GENEROUS PLOT SITUATED ON A SERVICE ROAD WITHIN REDHILL, NOTTINGHAM.

The property is situated on a service road which is just off Mansfield Road. Being a stone's throw away from Arnold Town Centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

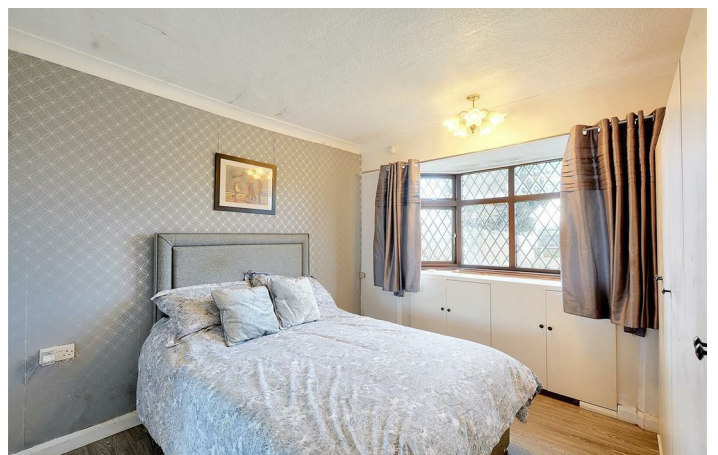
Upon entry, you are welcomed into the entrance porch, which opens into the entrance hallway that flows into the open plan kitchen that in turn leads into the extended reception room overlooking the large rear garden.

The home also offers a separate lounge overlooking the front garden. There are three bedrooms, the first being a large double, the second bedroom with a window to the side elevation and the dining room with a picture window overlooking the rear garden. Located off the hallway is the separate family bathroom.

To the rear is a LARGE enclosed garden with patio areas, steps leading up the the laid to lawn which is enclosed with fencing and hedges.

The front offers a large driveway, alongside offering access to the integrated garage.

A viewing is ESSENTIAL to appreciate the SIZE and LOCATION of this fantastic opportunity- Contact the office on 01 15 648 5485 before it is too late!





### Front of Property

The property sits on a large plot with a large driveway to the front elevation providing off the road parking. Front laid to lawn garden with fencing and hedging surrounding. Access into Integral Garage

### Entrance Porch

Double glazed leaded wooden door to the front elevation. Double glazed leaded windows to the front and side elevations. Tiled flooring. Wall mounted radiator. Internal glazed door leading into Entrance Hallway

### Entrance Hallway

16'03 x 16'07 approx (4.95m x 5.05m approx)  
Internal glazed door to the front elevation with fixed glazed panels either side. Carpeted flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Internal doors leading into Living Room, Kitchen, Dining Room, Bedroom 1, 2 and Family Bathroom

### Living Room

14'7 x 10'9 approx (4.45m x 3.28m approx)  
Double glazed leaded window to the front elevation. Carpeted flooring. 2 x wall mounted radiators. Ceiling light point. Wall light points. Coving to the ceiling. Ceiling rose. Feature cast iron multi-fuel burner with tiled hearth

### Kitchen

19'1 x 9'11 approx (5.82m x 3.02m approx)  
Double glazed leaded window to the rear elevation overlooking Family Room. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of wall base and drawers units with laminate worksurfaces above. Built-in breakfast bar with ample space for seating. Double sink and drainer unit with dual heat tap above. Integrated double oven. 4 ring gas hob with extractor unit above. Space and point for freestanding fridge freezer. Archway open through to Family Room

### Family Room

15'8 x 12'11 approx (4.78m x 3.94m approx)  
UPVC double glazed window to the rear elevation providing picturesque views of neighbouring countryside. Wooden parquet flooring. 2 x wall mounted radiators. Wall light points. Internal door leading into Rear Porch

### Rear Porch

9'7 x 2'1 approx (2.92m x 0.64m approx)  
Space and plumbing for automatic washing machine. Ceiling light point. Glazed door leading to enclosed rear garden.

### Bedroom 1

13' x 10'05 approx (3.96m x 3.18m approx)  
Double glazed leaded bay window to the front elevation. Laminate flooring. Ceiling light point. Coving to the ceiling. Built-in wardrobes

### Bedroom 2

10'8 x 7'11 approx (3.25m x 2.41m approx)  
Double glazed window to the side elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Dining Room / Bedroom 3

10'5 x 10'1 approx (3.18m x 3.07m approx)  
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Family Bathroom

10' x 7'2 approx (3.05m x 2.18m approx)  
2 x Double glazed windows to the rear elevation. Tiled flooring. Tiled walls. Wall mounted radiator. Recessed ceiling spotlights. 4 piece suite comprising of a walk-in quadrant shower enclosure with mains fed shower above, panel bath with dual heat tap, pedestal wash hand basin with dual heat tap and a low level flush WC

### Rear of Property

Large enclosed rear garden providing excellent potential to develop and extend subject to relevant planning permission. Steps lead to the large laid to lawn areas. Shrubbery and trees. Hedging and fencing to the borders.

### Integral Garage

7 x 7'10 approx (2.13m x 2.39m approx)  
Up and over electric door to the front elevation. Light & Power. Worcester Bosch gas central heating combination providing hot water and central heating throughout the property

### Council Tax

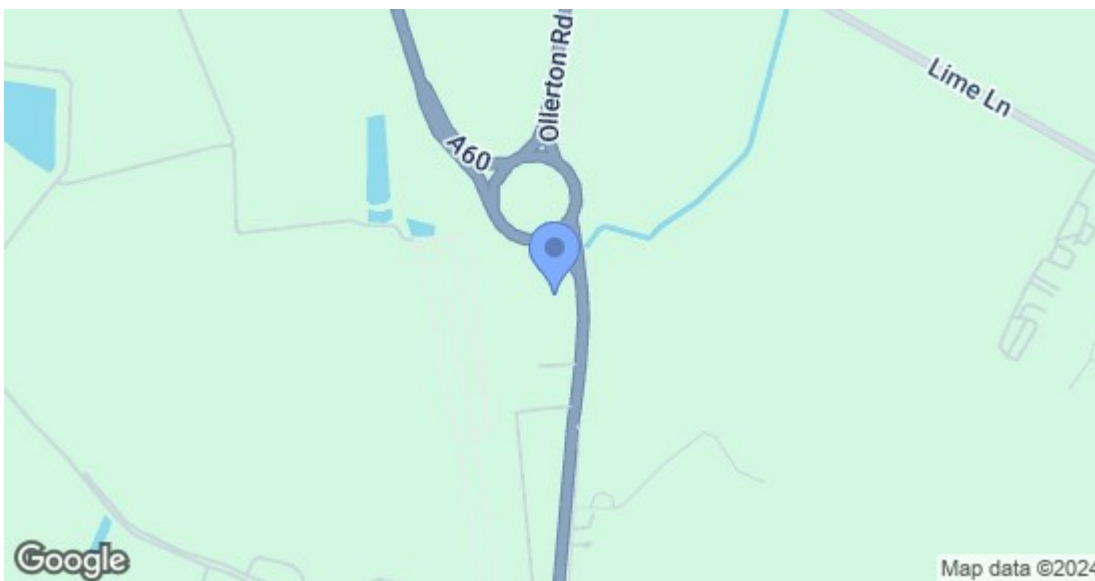
Local Authority Gedling  
Council Tax band D

### Agents Notes: Additional Information

Electricity – Mains supply  
Water – Mains supply  
Mains Heating – Mains gas  
Septic Tank – Yes  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 20mbps Ultrafast 1000mbps  
Phone Signal – 02, Vodafone, EE, Three  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defences – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.