



Thornton Avenue  
Redhill, Nottingham NG5 8PA

**Guide Price £325,000 Freehold**

**\*\*GUIDE PRICE £325,000 - £335,000!\*\***  
A DETACHED THREE BEDROOM FAMILY  
PROPERTY, SET ON A GENEROUS PLOT  
SITUATED WITHIN REDHILL,  
NOTTINGHAM.



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

The property is situated on Thornton Avenue, a sort after location in Redhill, Nottingham. Situated just off Mansfield Road and is a stone's throw away from Arnold town center accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City center and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families. Alongside this it also is situated in close proximity to the countryside, benefitting from having a footpath at the end of the street providing access to the stunning local country park with picturesque countryside walks.

Upon entry you are welcomed into the entrance porch leading to the entrance hallway which flows into the living room, dining room, fitted kitchen, ground floor family room and study, ground floor WC and integral Garage.

Stairs to the first floor landing with a further three bedrooms and refitted four-piece suite family bathroom.

The front offers a double block paved driveway, leading to the integral garage with light and power. To the rear is an enclosed LARGE landscaped rear garden with mature shrubs, trees and fencing to the boundaries.

A viewing is ESSENTIAL to appreciate the SIZE and LOCATION of this fantastic opportunity, contact the office to arrange your viewing today.



### Front of Property

To the front of the property there is a large block paved driveway providing off the road parking leading to integral garage. Low maintenance front garden with mature shrubbery and trees. Fencing surrounding. Secure gated access to rear elevation.

### Entrance Porch

7'02 x 3'05 approx (2.18m x 1.04m approx)

Sliding double glazed patio door to the front elevation. Double glazed windows to the front and side elevations. Tiled flooring. Ceiling light point. Internal UPVC double glazed opaque door leading to Entrance Hallway

### Entrance Hallway

UPVC double glazed opaque windows to the front elevation. Wooden flooring. Wall mounted radiator. Ceiling light point. Alarm control panel. Bespoke built-in under the stairs storage cupboard. Carpeted staircase to First Floor Landing. Internal doors leading into Living Room and Kitchen

### Living Room

12'11 x 12'11 approx (3.94m x 3.68m approx)

Large UPVC double glazed picture window to the front elevation. Wooden flooring. Wall mounted radiator. Ceiling light point. Wall light points. Coving to the ceiling. Feature cast iron fireplace incorporating wooden mantel and slate hearth. Open through to Dining Room

### Dining Room

11'07 x 9' approx (3.53m x 2.74m approx)

UPVC double glazed French doors to the rear elevation leading out to the landscaped rear garden. Fixed UPVC double glazed panels either side. Wooden flooring. Wall mounted radiator. Ceiling light point. Wall light points. Coving to the ceiling

### Kitchen

12'1 x 10'5 approx (3.68m x 3.18m approx)

UPVC double glazed window to the rear elevation over looking landscaped rear garden. Tiled flooring. Tiled splashbacks. Ceiling light point. Range of matching wall base and drawers units incorporating laminate worksurfaces above. Stainless steel 1.5 bowl sink with dual heat tap above. Integrated oven with 4 ring induction hob over extractor unit above. Integrated washing machine. Integrated tumble dryer. Space and point for freestanding fridge freezer. Built-in under the stairs pantry storage cupboard. Internal door leading into Family Room / Office

### Family Room / Office

8'08 x 7'09 approx (2.64m x 2.36m approx)

This versatile additional reception space offers UPVC double glazed French doors to the rear elevation leading out to the landscaped rear garden. UPVC double glazed window to the side elevation. Tiled flooring. Wall mounted radiator. Ceiling light point. Internal doors leading into Ground Floor WC and Garage

### Ground Floor WC

4'07 x 2'06 approx (1.40m x 0.76m approx)

UPVC double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Chrome heated towel radiator. Recessed spotlights to ceiling. Wall mounted wash sink with dual heat tap. Low level flush WC

### First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

12'10 x 12' approx (3.91m x 3.66m approx)

Large UPVC double glazed picture window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 2

11'07 x 11'03 approx (3.53m x 3.43m approx)

Large UPVC double glazed picture window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 3

9'06 x 7'04 approx (2.90m x 2.24m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobe providing additional storage space with further built-in shelving

### Family Bathroom

8'10 x 7'10 approx (2.69m x 2.39m approx)

2 x UPVC double glazed windows to the side elevation. Tiled splashbacks. Chrome heated towel radiator. Recessed spotlights to ceiling. Loft access hatch. Modern 4 piece suite comprising of a walk-in quadrant shower enclosure with mains fed shower above, double ended panel bath with dual heat tap, vanity wash hand basin with dual heat tap and storage cupboard below and a low level flush WC

### Garage

15'09 x 8'02 approx (4.80m x 2.49m approx)

Electric up and over door door to the front elevation. UPVC double glazed window to the side elevation. Wall mounted gas central heating combination boiler providing hot water and central heating to the property

### Rear of Property

To the rear of the property there is a good sized low maintenance rear garden being laid mainly to lawn with large patio area. Mature shrubbery and trees. Fencing surrounding. Ample scope to further extend subject to the buyers needs and requirements.

### Council Tax

Local Authority Gedling

Council Tax band D

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 13mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

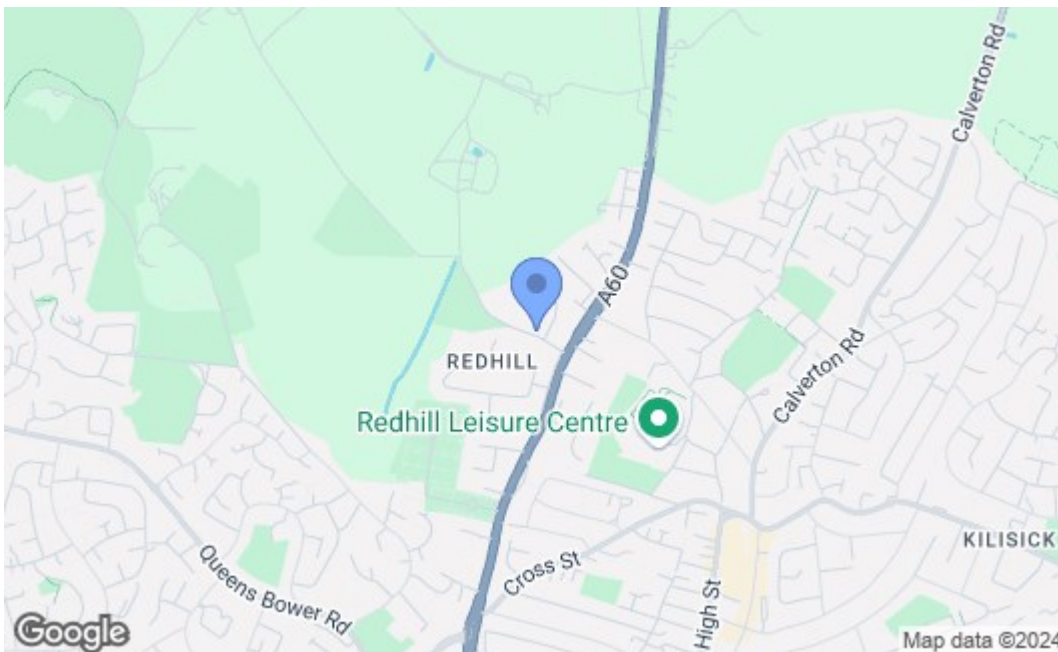
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	80

### England & Wales Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales

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.