



Mansfield Road
Redhill, Nottingham NG5 8JP

£325,000 Freehold

****GUIDE PRICE £300,000 - £325,000!****
A WELL PRESENTED THREE BEDROOM
DETACHED HOME FOR SALE IN REDHILL,
NOTTINGHAM.



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***** A WELL PRESENTED THREE BEDROOM HOME SELLING WITH THE BENEFIT OF NO UPWARD CHAIN *****

Robert Ellis Estate Agents are delighted to offer to the market this beautifully presented three-bedroom detached home which would be perfect for families or those looking to upgrade their living space. Situated in a peaceful and well-established residential area, this home combines comfort, convenience, and a private setting, making it a fantastic opportunity for potential buyers.

This home benefits from excellent access to local amenities, schools, and transport links, making it a highly desirable location for families and commuters alike. With its detached layout, spacious interiors, and attractive outdoor space, this property offers a wonderful opportunity to create a perfect family home.

Upon entering the home you are welcomed in to the light and airy hallway which provides access to the to the spacious kitchen then leading into the extension and downstairs WC, lounge diner with two bay fronted windows and stairs to the first floor. The first floor provides access to three bedrooms and the family bathroom.

To the front of the property there is shared access to four homes with a private driveway which would fit up to three cars. To the rear there is a beautiful low maintenance garden perfect for hosting family parties/BBQ'S.

An early viewing is highly recommended to appreciate the size of the accommodation on offer.



Entrance Porch

6'0" x 7'11" approx (1.85 x 2.42 approx)

UPVC double glazed entrance door to the front elevation leading into the entrance porch. UPVC double glazed windows to the front and side elevation. Vinyl flooring. Wooden entrance door leading into the entrance hallway.

Entrance Hallway

7'6" x 16'0" approx (2.3 x 4.9 approx)

Leaded windows to the front elevation. Leaded circular feature window to the side elevation. Wood effect laminate flooring. 2 x Wall mounted radiators. Picture rail. 2 x Built-in storage cupboards, one housing the meters. Staircase to the first flooring landing. Internal doors leading into the open plan living / dining room and the kitchen diner.

Open Plan Living / Dining Room

11'0" x 28'0" approx (3.36 x 8.55 approx)

2 x UPVC double glazed bay fronted windows to the front and rear elevations. Carpeted flooring. 2 x Wall mounted radiators. Coving to the ceiling. Feature electric fireplaced with tiled hearth and surround.

Kitchen Diner

11'10" x 12'6" approx (3.61 x 3.83 approx)

2 x UPVC double glazed windows to the front and side elevations. Single glazed window to the rear elevation. Wood effect laminate flooring. Wall mounted radiator. A range of wall, base and drawer units with worksurfaces over, incorporating a double sink and drainer unit with dual heat tap. Space and point for a freestanding cooker. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding dishwasher. Archway open through to the conservatory.

Conservatory

15'5" x 7'11" approx (4.72 x 2.43 approx)

2 x UPVC double glazed windows to the front and side elevations. UPVC double glazed French doors leading out the enclosed rear garden. Wall mounted electric heater. Internal door leading into the ground floor WC.

Ground Floor WC

4'1" x 4'9" approx (1.26 x 1.45 approx)

UPVC double glazed window to the rear elevation. Vinyl flooring. Wall mounted heated towel rail. Hand wash basin with hot and cold taps. WC.

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Internal doors leading into bedroom 1, 2, 3 and the family bathroom.

Bedroom 1

13'8" x 10'9" approx (4.18 x 3.29 approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Built-in wardrobes and vanity unit.

Bedroom 2

13'9" x 8'10" approx (4.2 x 2.71 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Built-in wardrobes and vanity unit.

Bedroom 3

7'4" x 7'4" approx (2.26 x 2.25 approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Built-in wardrobes.

Family Bathroom

9'2" x 7'4" approx (2.80 x 2.25 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Tiled splash backs. Wall mounted towel radiator. Spotlights to the ceiling. 4-piece suite comprising of a walk-in shower enclosure with a mains fed shower above and UPVC cladding, corner bath with dual heat tap, large built-in vanity unit with a hand wash basin with dual heat tap and a WC.

Front of Property

To the front of the property there is a large gated private block paved driveway and carport providing off-the-road parking alongside a further shared driveway, a range of plants and shrubbery, space for shed and brick wall surrounding.

Rear of Property

To the rear of the property there is an enclosed rear garden featuring a block paved patio area, large laid to lawn area, a range of plants and shrubbery, space for shed, secure gated access to the side of property and fencing surrounding.

Lean To

3'6" x 12'9" approx (1.07 x 3.91 approx)

Wooden entrance door leading into the lean-to. Light and power. Space and point for a freestanding tumble dryer. Space and plumbing for an automatic washing machine.

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

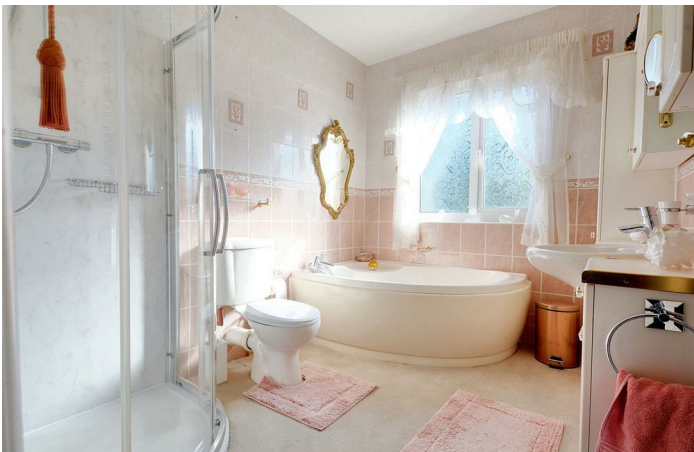
Flood Risk: No flooding in the past 5 years

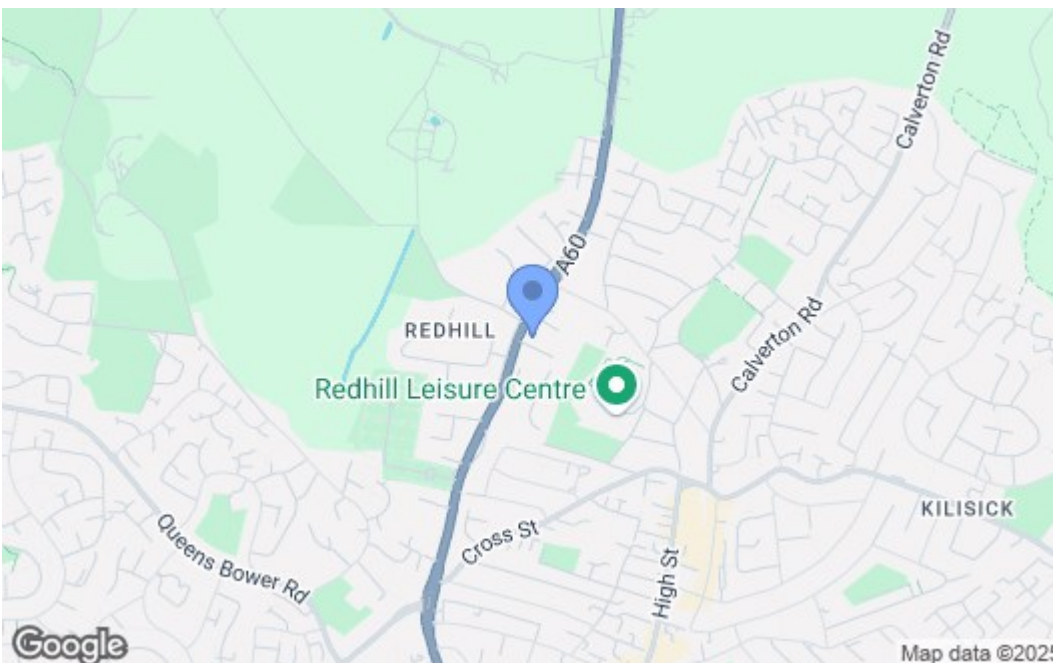
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating

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		
		80
	55	

England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales 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.