

| Birch Lea | Redhill | Nottingham | NG5 8LT

**Robert Ellis**  
RESIDENTIAL



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## Entrance Porch

5'05 x 6'04 approx (1.65m x 1.93m approx)

UPVC double glazed entrance door to the front elevation, UPVC double glazed windows to the front and side elevations, laminate flooring, spotlights to the ceiling, UPVC double glazed entrance door leading into the entrance hallway.

## Entrance Hallway

14'09 x 14'05 approx (4.50m x 4.39m approx)

UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiators, ceiling light points, wall light point, staircase leading to the first floor landing, under the stairs storage cupboard, panel doors leading into the living room, ground floor family bathroom and bedroom 5, glazed French doors leading into the kitchen diner.

## Living Room

25'11 x 11'05 approx (7.90m x 3.48m approx)

This dual aspect living room benefits from a UPVC double glazed bay window to the front elevation and UPVC double glazed sliding doors to the rear elevation leading into the conservatory, carpeted flooring, wall mounted radiators, ceiling light points, wall light points, coving to the ceiling, feature inset living flame gas fireplace, archway leading into the sitting room.

## Sitting Room

9'8 x 18'2 approx (2.95m x 5.54m approx)

UPVC double glazed bay window to the front elevation, UPVC double glazed French doors leading into the conservatory, carpeted flooring, wall mounted radiator, ceiling light point, coving to the ceiling.

## Conservatory

10'1 x 20'10 approx (3.07m x 6.35m approx)

UPVC double glazed windows to the side and rear elevations, UPVC double glazed bi-fold doors to the rear elevation leading out to the enclosed rear garden, UPVC double glazed roof providing ample natural day light, brick built dwarf walls, laminate flooring, feature column radiator, wall light point.

## Kitchen Diner

22'6 x 10'6 approx (6.86m x 3.20m approx)

UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the enclosed rear garden, large tile format flooring, spotlights to the ceiling, a range of contemporary handleless wall and base units with quartz worksurfaces above, under counter double sink with swan neck dual heat tap, 2 integrated CDA eye level ovens, integrated CDA induction hob, integrated dishwasher, integrated fridge freezer, integrated wine fridge, ample space for dining table, archway leading into the rear lobby.

## Rear Lobby

15'02 x 9'03 approx (4.62m x 2.82m approx)

UPVC double glazed windows to the side and rear elevations, UPVC double glazed door to the rear elevation leading out to the enclosed rear garden, large tile format flooring, wall mounted radiator, ceiling light points, internal doors leading into the ground floor WC and the utility room.

## Ground Floor WC

6'7 x 2'8 approx (2.01m x 0.81m approx)

Large tile format flooring, wall mounted towel radiator, ceiling light point, wall mounted sink with hot and cold taps, low level flush WC.

## Utility Room

7'10 x 8'4 approx (2.39m x 2.54m approx)

Laminate flooring, ceiling light point, base unit with worksurface above with a stainless steel sink and drainer unit with swan neck dual heat tap, worksurface with space and point for under counter fridge and freezer below, space and plumbing for an automatic washing machine, space and point for a tumble dryer, wall mounted Worcester Bosch gas central heating boiler, internal door leading into the garage.

## Ground Floor Family Bathroom

8'1 x 5'10 approx (2.46m x 1.78m approx)

UPVC double glazed window to the front elevation, tiled flooring, tiled walls, wall mounted towel radiator, spotlights to the ceiling, modern 3 piece suite comprising of a walk-in shower enclosure with electric Mira shower above, vanity wash hand basin with storage cupboards below and a dual heat tap above and a low level flush WC.

## Bedroom 5

7'10 x 14'03 approx (2.39m x 4.34m approx)

This versatile room is currently utilised as a bedroom and home office, UPVC double glazed bay window to the front elevation, carpeted flooring, wall mounted radiator, wall light points.

## First Floor Landing

7'5 x 18'9 approx (2.26m x 5.72m approx)

UPVC double glazed windows to the front elevation, carpeted flooring, ceiling light points, loft access hatch, wooden mule post rails, panel doors leading into bedroom 1, 2, 3, 4 and the first floor family bathroom.

## Bedroom 1

17' x 14' approx (5.18m x 4.27m approx)

This spacious master bedroom benefits from having dual aspect UPVC double glazed windows to the front and rear elevations, carpeted flooring, wall mounted radiator, ceiling light point, spotlights to the ceiling, wall light points, coving to the ceiling, a range of built-in wardrobes, drawers, vanity area and bedside tables, concealed internal doors leading into the en-suite shower room.

## En-Suite Shower Room

7'2 x 7'2 approx (2.18m x 2.18m approx)

UPVC double glazed window to the front elevation, tiled flooring, tiled walls, wall mounted towel radiator, spotlights to the ceiling, modern 3 piece suite comprising of a walk-in shower enclosure with electric Mira shower above, semi-recessed vanity wash hand basin with storage cupboards below and a dual heat tap above and a low level flush WC.

## Bedroom 2

19'8 x 9'8 x 15'4 approx (5.99m x 2.95m x 4.67m approx)

UPVC double glazed windows to the front, side and rear elevations, carpeted flooring, wall mounted radiator, ceiling light points, a range of built-in wardrobes, drawers, vanity area and bedside tables.

## Bedroom 3

12'6 x 11' approx (3.81m x 3.35m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, spotlights to the ceiling, wall light points, a range of built-in wardrobes.

## Bedroom 4

8'6 x 10'7 approx (2.59m x 3.23m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, spotlights to the ceiling, coving to the ceiling.

## Family Bathroom

6'08 x 10'6 approx (2.03m x 3.20m approx)

UPVC double glazed window to the rear elevation, tiled flooring, tiled walls, wall mounted towel radiator, spotlights to the ceiling, modern 4 piece suite comprising of a double ended panel bath with dual heat tap, walk-in shower enclosure with electric Mira shower above, semi recessed vanity wash hand basin with storage cupboards below and a dual heat tap above and a low level flush WC.

## Integral Garage

17' x 14'08 approx (5.18m x 4.47m approx)

Double up and over doors to the front elevation, light, power and water supply, wall mounted electrical consumer unit, electric and gas meter points.

## Summer House

20' x 14; approx (6.10m x 4.27m; approx)

Single glazed windows, laminate flooring, light and power..

## Front of Property

To the front of the property there is a large gated driveway providing off the road parking leading to the integral double garage, a range of shrubbery and trees, secure gated access to the rear elevation with fencing surrounding.

## Rear of Property

To the rear of the property there is a large enclosed rear garden with a large paved patio areas with ample space for outdoor entertaining, large laid to lawn gardens with a range of shrubbery and trees, ample space for greenhouses and summer houses, secure gated access to the front elevation with fencing surrounding.

## Agents Notes: Additional Information

Council Tax Band: G

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



\*\*\* VIEWING RECOMMENDED \*\*\*

Robert Ellis Estate Agents are delighted to bring to the market this exceptional four/five bedroom detached family home, situated in the highly sought-after area of Redhill. Offering spacious and versatile accommodation, this property has been immaculately maintained and is ready for its new owners to move straight in.

From the moment you step into the welcoming porch and spacious hallway, it's clear this home has been designed with family living in mind. The ground floor boasts a generously sized living room, perfect for entertaining or relaxing, a cosy family room, and a light-filled conservatory that creates a seamless connection to the garden. The modern fitted kitchen/diner is both stylish and practical, ideal for family meals or hosting guests, and is complemented by a utility room for added convenience. Completing the ground floor is a versatile room that could serve as a study or fifth bedroom, along with a three-piece shower room and a separate WC.



Upstairs, the first floor offers four well-proportioned bedrooms, including a master bedroom with its own en-suite bathroom and a stunning four-piece family bathroom serving the remaining bedrooms.

Externally, this property continues to impress. A large driveway provides parking for up to eight cars, in addition to a double garage, offering secure parking and storage. The private enclosed garden is a tranquil retreat, perfect for relaxing, entertaining, or family playtime. An outbuilding with electricity adds even more versatility, making it ideal for use as a home office, gym or studio.

Located in a prime position in Redhill, this property offers easy access to local amenities, excellent schools, and convenient transport links, making it the perfect choice for families or professionals looking for their forever home.

Viewing is highly recommended. Contact Robert Ellis today to arrange your appointment!







Energy Efficiency 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(32 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.