

Robert Ellis

look no further...



Mansfield Road,
Redhill, Nottingham
NG5 8JL

£400,000 Freehold

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Positioned on a large gated plot, on a private road in the heart of Redhill, this beautifully presented four-bedroom detached family home offers space, flexibility, and privacy in equal measure. With dual access via Mansfield Road to the front and Salcombe Drive to the rear, this home is perfectly suited for modern family living.

To the front, a generous lawned garden features a raised Indian stone patio, ideal for enjoying your morning coffee in the sun. As the day continues, the sun moves around to the private, easy-maintenance rear garden, making it the perfect place for afternoon and evening relaxation. The rear garden also offers rear driveway access, a brick-built outbuilding, and access to a section of the converted garage which remains as useful storage.

Step through the front door into a large entrance hall featuring under-stairs storage and a separate utility cupboard housing the boiler. To the right is a spacious living room with plush carpet, original period features, and views over the front garden. At the rear, a stylish open-plan kitchen/diner is fitted with integrated appliances and patio glass doors that open out onto the rear garden, seamlessly blending indoor and outdoor living.

The garage conversion significantly enhances the home's versatility. It comprises a hallway with sliding glass doors to the garden, a utility area with plumbing for a washer and dryer, and- most notably - a well-sized double bedroom, ideal for guests, older children, or multi-generational living. This ground-floor bedroom is a standout feature for families needing flexible accommodation.

Upstairs, the property offers three further double bedrooms, all with built-in storage and large windows—some with corner aspects - offering excellent natural light and elevated views. A well-appointed four-piece family bathroom and loft access from the landing complete the upper floor.

This home falls within the highly sought-after Redhill school catchment, making it an ideal choice for families. Beyond its tranquil setting, it enjoys direct access to the Nottinghamshire countryside, perfect for dog walks and outdoor adventures. The location also benefits from excellent transport links, including quick access to the M1 motorway and a straight route into Nottingham city centre. Just a five-minute walk from Arnold High Street, the home is also close to supermarkets, cafes, restaurants, and everyday amenities - everything you need is right on your doorstep.

With the vendors having found their onward purchase, this spacious and versatile property is ready for its next chapter. Early viewing is strongly recommended.



Entrance Hallway

7'2" x 10'5" approx (2.2 x 3.2 approx)

Feature UPVC double glazed entrance door with glass panels either side to the side elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase to the first floor landing, wall mounted radiator, storage cupboard providing useful cloak space, doors leading off to:

Cloakroom

6'6" x 7'2" approx (2.0 x 2.2 approx)

Large cloakroom with fitted shelving providing useful additional storage space also housing the wall mounted boiler.

Lounge

15'5" x 19'8" approx (4.7 x 6.0 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted radiator, feature fireplace with marble hearth and wooden surround.

Kitchen Diner

19'8" x 13'5" approx (6.0 x 4.1 approx)

Carpeted flooring to dining area, linoleum flooring to kitchen area, a range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink with swan neck mixer tap over, integrated double oven, induction hob with extractor hood above, integrated dishwasher, space and point for American style fridge freezer, space and point for drinks fridge, wall mounted radiator, ample space for a dining table, UPVC double glazed French doors leading out to the rear garden, UPVC double glazed window to the side elevation, door leading through to the rear lobby.

Rear Lobby

UPVC double glazed sliding doors leading out to the rear garden, doors leading off to:

Utility/WC

6'2" x 6'10" approx (1.9 x 2.1 approx)

Laminate floor covering, space and plumbing for a washing machine, space and plumbing for a tumble dryer, handwash basin, WC, UPVC double glazed window to the rear elevation, wall unit and shelving providing useful additional storage space.

Office/Bedroom

12'9" x 9'10" approx (3.9 x 3.0 approx)

Carpeted flooring, UPVC double glazed window to the side elevation, wall units providing useful storage space, light and power.

This versatile space can be easily utilised as a bedroom subject to the buyers needs and requirements.

Outbuilding

10'5" x 9'2" approx (3.2 x 2.8 approx)

UPVC double glazed door to the front elevation giving access into the outbuilding providing useful additional storage space, UPVC double glazed window to the side elevation.

First Floor Landing

11'1" x 10'9" approx (3.4 x 3.3 approx)

Carpeted flooring, two UPVC double glazed windows to the side elevation, doors leading off to:

Bedroom One

15'1" x 19'8" approx (4.6 x 6.0 approx)

Two UPVC double glazed windows to the front elevation, UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator, built-in wardrobes, wall mounted air conditioning unit.

Bedroom Two

12'9" x 13'5" approx (3.9 x 4.1 approx)

UPVC corner window to the side and rear elevation, carpeted flooring, built-in wardrobes, wall mounted radiator.

Bedroom Three

8'2" x 12'1" approx (2.5 x 3.7 approx)

UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator, built-in storage cupboard, built-in wardrobes, access to the loft, picture rail.

Bathroom

6'6" x 10'2" approx (2.0 x 3.1 approx)

Carpeted flooring, tiling to the walls, UPVC double glazed corner window to the rear and side elevation, wall mounted radiator, panelled bath with electric rainwater shower over, WC, handwash basin.

Rear of Property

To the rear of the property there is an enclosed rear garden with Indian sandstone patio area perfect for seating, access to the gated rear driveway.

Front of Property

To the front of the property there is a large private lawned garden with pathway leading to steps to the side of the property providing access to the entrance door, patio area providing ideal seating area, fencing and hedging to the boundaries.

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

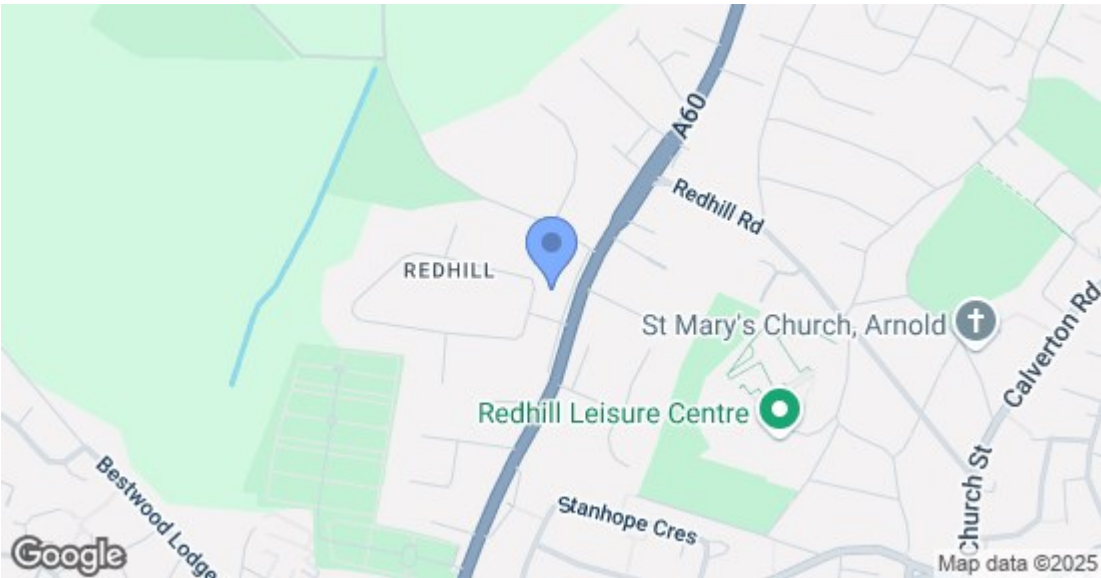
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | 58 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) 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.