Robert Ellis

look no further...

Birch Lea
Redhill, Nottingham NG5 8LT

A FIVE BEDROOM DETACHED DORMA BUNGLOW IN A POPULAR CUL-DE-SAC LOCATION

Offers In The Region Of £625,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea

STUNNING FIVE-BEDROOM DETACHED DORMER BUNGALOW – PRIME LOCATION IN REDHILL

A rare opportunity to purchase this beautifully presented five-bedroom detached dormer bungalow, situated on a private road in the highly sought-after area of Redhill. This spacious and versatile home is ideal for families or buyers looking for a property that combines modern living with excellent access to local amenities and transport links. Alongside this, you have excellent local schools including Arnold Mill Primary and Nursery, Arnbrook, Woodthorpe, Ernehale and Redhill Academy within the area, making it ideal for families.

Upon entering, you are greeted by a bright and welcoming entrance hall, leading to a generously sized living room, perfect for relaxing or entertaining. The separate dining room offers a great space for formal dining or family meals. The large, refitted kitchen is the heart of the home, equipped with modern appliances and ample storage, making it perfect for everyday living. A separate versatile family room adds flexibility, whether as a playroom, a fifth bedroom, home office, or additional living space. The ground floor also features two well-proportioned bedrooms, including a master bedroom that boasts its own dressing room and En-suite, providing a private sanctuary. A stylish four-piece bathroom and a light-filled conservatory complete the ground floor, offering even more living and entertaining options.

The first floor provides two further double bedrooms, both serviced by a modern four-piece bathroom. This layout offers flexibility, whether for growing families, guests, or those looking for additional office space.

Outside, the property benefits from a private driveway with ample parking and access to a detached garage. To the rear, a large, beautifully landscaped garden provides the perfect setting for outdoor living, with decorative plants and shrubs adding character. This peaceful and secluded space is ideal for both relaxation and entertainment during the warmer months.

Located within easy reach of local shops, eateries, and excellent transport links into the City Centre, this property offers a unique opportunity to own a high-quality home in one of Redhill's most desirable locations. With its spacious layout, modern features, and fantastic location, this property is ready to become your perfect family home.

Selling with the benefit of NO UPWARD CHAIN.

Entrance Hallway
12'3 x 9'4 approx (3.73m x 2.84m approx)
UPVC double glazed door to the front with UPVC double glazed windows either side, wooden flooring, radiator. Stairs to the first floor, recessed spotlights to the ceiling, coving to the ceiling.

Living Room
19'11 x 13'8 approx (6.07m x 4.17m approx)
UPVC double glazed picture window to the front, recessed spotlights to the ceiling, coving, laminate flooring, radiator, feature fireplace incorporating a wooden mantle, stone hearth and surround with Living Flame gas fire, additional UPVC leaded windows either side, dado rail and French doors to:

Dining Room
10'10 x 10'10 approx (3.30m x 3.30m approx)
UPVC double glazed window to the side, laminate flooring, recessed spotlights to the ceiling, radiator, dado rail, French doors to the living room and internal glazed doors to:

Conservatory
9'7 x 8'11 approx (2.92m x 2.72m approx)
UPVC double glazed windows to the side and rear, UPVC double glazed French doors to the rear garden, radiator providing year round use, laminate flooring, wall light points.

Dining Kitchen
20'8 x 13'3 approx (6.30m x 4.04m approx)
With a range of matching wall and base units incorporating a laminate work surface over, 1½ bowl stainless steel sink with a swan neck mixer tap above, UPVC double glazed window and door to the rear, recessed spotlights to the ceiling, space and point for a free standing Range cooker, stainless steel splashback with stainless steel extractor hood over, space and point for an American style fridge freezer, radiator, large format modern tiling to the floor, pelmet lighting, tiled splashbacks, built-in display cabinets, range of matching wall and base units incorporating a laminate work surface above, integrated dishwasher, breakfast bar providing additional seating space with a radiator below.

Bedroom 1
18'8 x 11'10 approx (5.69m x 3.61m approx)
UPVC double glazed window to the rear, recessed spotlights to the ceiling, underfloor electric heating, two radiators, TV point, panelled doors to dressing room and en-suite shower room.

En-Suite
8' x 7'7 approx (2.44m x 2.31m approx)
This re-fitted modern three piece suite comprises of a walk-in shower enclosure with rainwater shower head and hand held shower head, semi recessed vanity wash hand basin with storage cupboards below, low flush w.c., chrome heated towel rail, tiled walls and floor, recessed spotlights to the ceiling, extractor fan, shaving point and UPVC double glazed window to the rear.

Dressing Room
7'10 x 6'2 approx (2.39m x 1.88m approx)
With carpeted flooring, range of fitted wardrobes, dividers and shelving providing additional storage space along with rails, recessed spotlights to the ceiling and radiator.

Bedroom 2
10'9 x 9'10 approx (3.28m x 3.00m approx)
UPVC double glazed window to the front, radiator, recessed spotlights to the ceiling, coving, built-in desk with storage cupboards below and recessed spotlights to the ceiling.

Bathroom
8'9 x 7'10 approx (2.67m x 2.39m approx)
A modern four piece suite comprising of a panelled bath, low flush w.c., semi recessed vanity wash hand basin with storage cupboards below, walk-in shower enclosure with rainwater shower head and hand held shower, UPVC double glazed window to the side, tiled floor, tiled walls, recessed spotlights to the ceiling, wall light point and shaver point, two chrome heated towel rails and extractor fan.

Family Room/Bedroom 5
17'9 x 10'10 approx (5.41m x 3.30m approx)
This versatile additional fourth reception room or could be utilised as a bedroom or reception subject to a buyers needs and requirements, UPVC double glazed bay window to the front, radiator, recessed spotlights to the ceiling.

First Floor Landing
10'7 x 6'9 approx (3.23m x 2.06m approx)
UPVC double glazed window to the front, recessed spotlights, built-in storage cupboard, panelled doors to:

Bedroom 3
17'11 x 13'4 approx (5.46m x 4.06m approx)
Two UPVC double glazed windows to the rear, four Velux roof lights, recessed spotlights to the ceiling, three wall mounted radiators.

Bedroom 4
11'10 x 9'2 approx (3.61m x 2.79m approx)
Velux roof light to the rear, recessed spotlights to the ceiling, radiator and built-in wardrobes providing useful additional storage.

Bathroom
13'3 x 7'5 approx (4.04m x 2.26m approx)
A modern four piece suite comprising of a panelled bath, semi recessed vanity wash hand basin with storage below, low flush w.c., walk-in shower enclosure with rainwater shower head and hand held shower, Velux roof light providing natural daylight, tiled floor with underfloor electric heating, tiled splashbacks with inset mosaic feature, semi recessed vanity wash hand basin with storage below, chrome heated towel rail, recessed spotlights to the ceiling, ceiling light point and extractor fan, airing/storage cupboard housing the hot water cylinder.

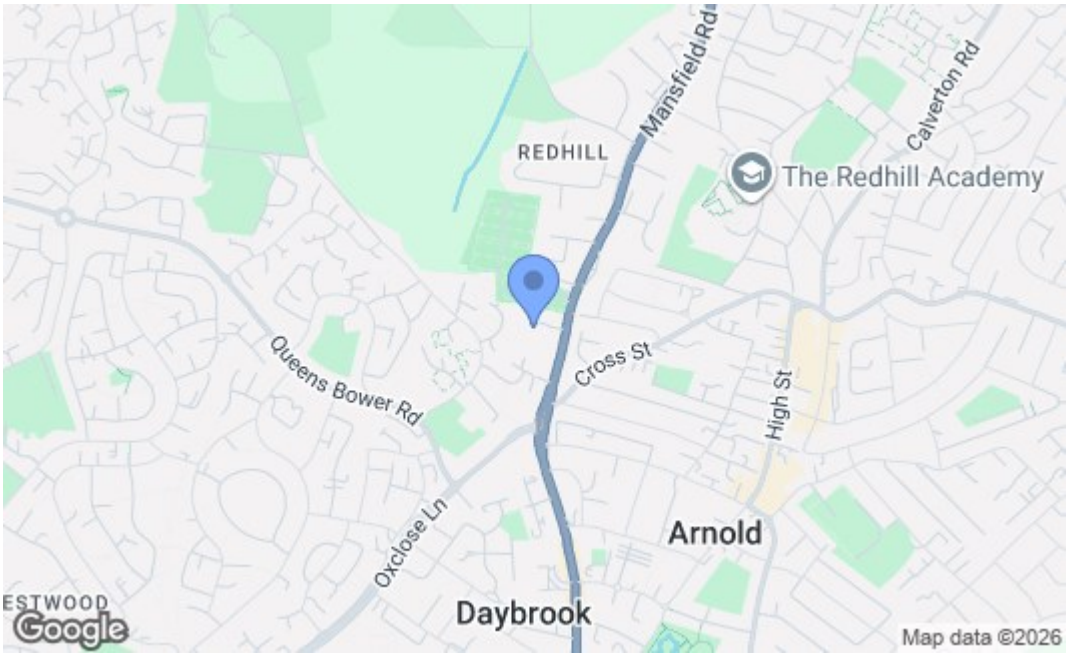
Outside
To the front of the property there is a large block paved driveway providing maple off road parking, fencing to the boundaries leading to the free standing brick built garage. There are large gardens to the side and rear,

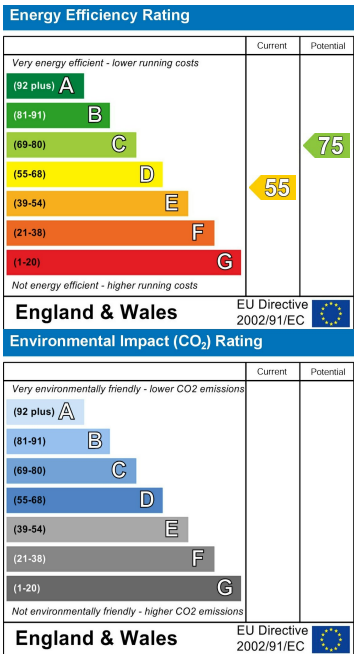
To the rear there is an enclosed mature garden offering privacy and being laid mainly to lawn incorporating a large paved patio area, range of mature shrubs and trees planted to the borders, outside security lighting and outside tap.

Garage
Free standing brick built garage with up and over door to the front, UPVC double glazed windows to the side and rear and side access door.

Council Tax
Gedling Council Band F

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 67mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, EE, Three
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485