Robert Ellis

look no further. . .

Thornton Avenue
Redhill, Nottingham NG5 8PA

SPACIOUS DETACHED FAMILY HOME, FOUR WELL-PROPORTIONED BEDROOMS WITH NO UPWARD CHAIN

Asking Price £425,000 Freehold

A FOUR BEDROOM DETACHED FAMILY PROPERTY SITUATED IN THIS SOUGHT-AFTER AND ESTABLISHED RESIDENTIAL LOCATION, OFFERED TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this spacious and well-presented four-bedroom detached family home, positioned on Thornton Avenue in the popular residential suburb of Redhill, Nottingham. The property has been owned by the current vendor for over 30 years and has clearly been a much-loved family home during that time, now offering an excellent opportunity for a new buyer to purchase a generous detached property within a convenient and well-regarded location.

The accommodation is arranged over two floors and is entered via an entrance hallway with stairs rising to the first floor, useful understairs storage and access to the ground floor accommodation. There is a ground floor W/C, a spacious dual aspect living room with a feature burner and sliding patio doors opening directly onto the rear garden, together with a separate dining room which provides an excellent space for family meals or entertaining. The ground floor is completed by a modern fitted kitchen, having a range of matching wall and base units with quartz work surfaces, integrated appliances, induction hob, recessed spotlights and a door giving access to the rear garden.

To the first floor, the landing provides access to four well-proportioned bedrooms, all benefitting from fitted wardrobes, making the property ideal for family occupation. The first floor is further served by a spacious four piece family bathroom, comprising a walk-in shower enclosure, freestanding slipper bath, wash hand basin and low level W/C.

Externally, the property sits back from the road with a block paved driveway providing ample off-road parking and access to the garage/store. To the rear, there is a good-sized enclosed garden, laid mainly to lawn, with mature shrubs and trees planted to the borders, a paved patio seating area with pergola over, raised decked area and fenced boundaries, creating a pleasant outdoor space for families and entertaining.

Situated within this sought-after residential location, the property is well placed for easy access to a range of local shops, amenities, schools and transport links, including Arnold town centre, Redhill, the A60 and Nottingham city centre. An early internal viewing comes highly recommended in order to fully appreciate the size, position and accommodation on offer.

Entrance Hallway
7'2 x 13'05 approx (2.18m x 4.09m approx)
UPVC double glazed leaded door to the front elevation, tiling to the floor, staircase leading to the first floor landing, recessed spotlights to the ceiling, wall mounted radiator, understairs storage cupboard providing useful additional storage space with light and coat hooks, panelled doors leading off to:

Ground Floor Cloakroom
5' x 3'04 approx (1.52m x 1.02m approx)
Low level flush WC, vanity wash hand basin with mixer tap, UPVC double glazed window to the side elevation, tiling to the walls, tiling to the floor, recessed spotlights to the ceiling.

Fitted Kitchen
12'09 x 8'11 approx (3.89m x 2.72m approx)
This contemporary modern kitchen benefits from having a range of matching wall and base units incorporating quartz worksurfaces over, 1.5 bowl stainless steel undercounter mounted sink, integrated Siemens double ovens, integrated fridge freezer, integrated washing machine, recessed spotlights to the ceiling, UPVC double glazed leaded picture window to the rear elevation, induction hob with extractor hood above, UPVC double glazed door to the side elevation, large format tiling to the floor, kickboard heater, additional display cabinets.

Dining Room
12'09 x 9'07 approx (3.89m x 2.92m approx)
UPVC double glazed leaded window to the rear elevation, wall mounted radiator, coving to the ceiling, ceiling light point, laminate floor covering.

Living Room
11'7 x 20'10 approx (3.53m x 6.35m approx)
This dual aspect living room benefits from having UPVC double glazed picture window to the front elevation, double glazed sliding patio doors to the rear elevation leading out to the landscaped rear garden, wooden flooring, wall mounted radiator, ceiling light point, wall light point, cast iron gas burner with wooden mantle and stone hearth.

First Floor Landing
UPVC double glazed leaded window to the front elevation, loft access hatch, recessed spotlights to the ceiling, large storage cupboard, doors leading off to:

Bedroom One
11'04 x 12'4 approx (3.45m x 3.76m approx)
UPVC double glazed leaded picture window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors, laminate floor covering.

Bedroom Two
11'05 x 8'9 approx (3.48m x 2.67m approx)
UPVC double glazed leaded picture window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors, laminate floor covering.

Bedroom Three
9' x 12'1 approx (2.74m x 3.68m approx)
UPVC double glazed leaded window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors, laminate floor covering.

Bedroom Four
9'11 x 8'3 approx (3.02m x 2.51m approx)
UPVC double glazed leaded window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors, laminate floor covering.

Family Bathroom
9'7 x 8'9 approx (2.92m x 2.67m approx)
Four piece suite comprising walk-in shower enclosure with mains fed shower above, freestanding slipper bath with mixer shower attachment over, low level flush WC, pedestal wash hand basin, tiling to the floor, tiling to the walls, recessed spotlights to the ceiling, chrome heated towel rail.

Outside

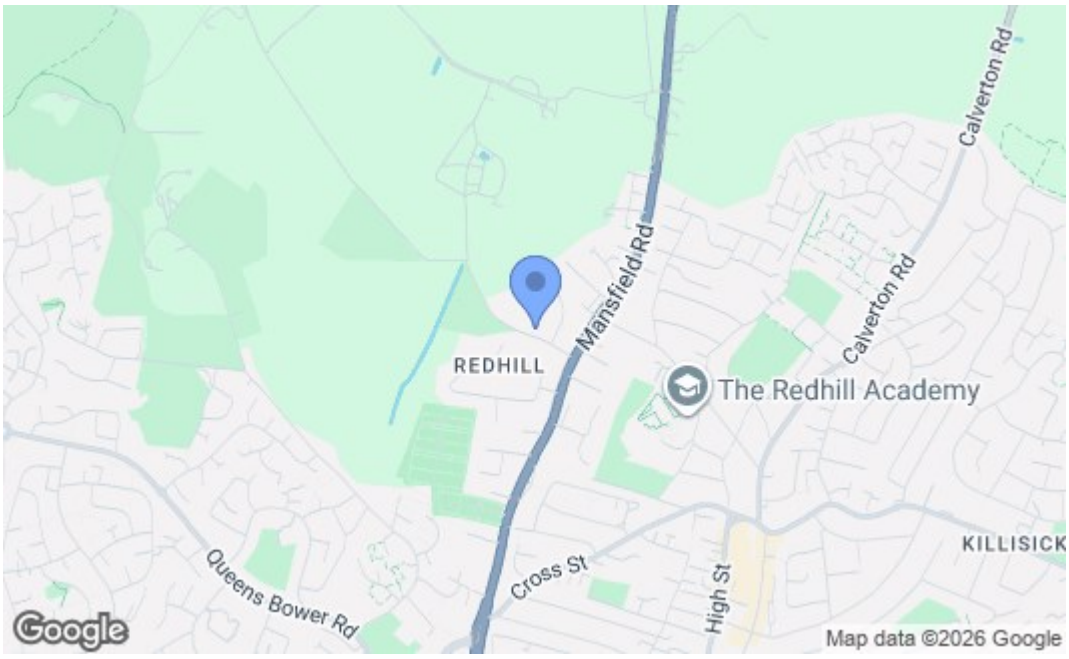
Front of Property
To the front of the property there is a spacious block paved driveway providing ample off the road vehicle hardstanding and access to the garage.

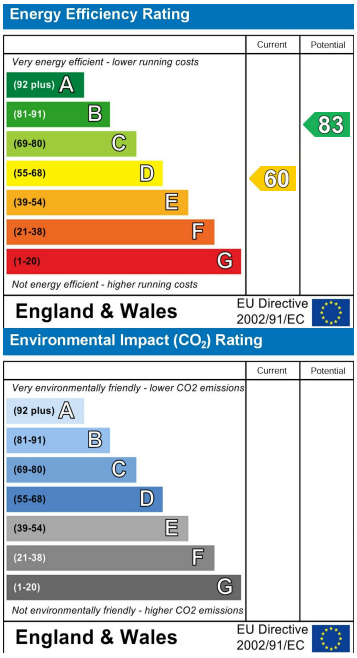
Garage Conversion/Store
9'11 x 8' approx (3.02m x 2.44m approx)
UPVC double glazed window to the side elevation, loft access hatch, up and over door, recessed spotlights to the ceiling, laminate flooring, wall mounted radiator.

Garage Rear Store
7'11 x 6'4 approx (2.41m x 1.93m approx)
Housing electrical consumer unit, wall mounted BAXI gas central heating combination boiler, gas meter point, UPVC double glazed leaded door to the side elevation, doorway leading through to the garage conversion.

Rear of Property
To the rear of the property there is a good sized enclosed rear garden being laid mainly to lawn, with mature shrubs and trees planted to the borders, rear paved patio area with pergola over, raised decked area, fencing 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 13mbps Ultrafast 1800mbps
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





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