



**Mansfield Road
Redhill, Nottingham NG5 8PG**

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY WITH STUNNING COUNTRYSIDE VIEWS SITUATED IN REDHILL, NOTTINGHAM.

Offers Over £400,000 Freehold



**** UNIQUE PROPERTY ** GENEROUS PLOT ** STUNNING COUNTRYSIDE VIEWS ****

Robert Ellis Estate Agents are delighted to offer to the market this beautiful mid-1800s family home situated on Mansfield Road. It showcases an open-plan living/dining/kitchen space, a spacious well maintained garden, a large driveway, garage and scenic countryside views.

Whether you're a growing family or seeking to embrace rural life with the convenience of nearby amenities, this home presents an exceptional opportunity to own a truly exquisite residence. Being a stone's throw away from Arnold Town Centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you'll be greeted by an inviting hallway that doubles as an office space, leading to the dining room. The ground floor features a luminous and airy living room, ideal for unwinding by the log burner. The expansive open-plan kitchen and dining area, modern appliances, perfect for hosting family gatherings. Further more, there is a utility room and a bedroom benefitting from an en-suite shower room.

Upstairs, the property offers two bedrooms, the master bedroom affords breath-taking views, creating the perfect sanctuary for relaxation and a family bathroom.

The property sits on a generous plot with a well maintained wrap around garden mostly laid to lawn with a large patio area and a large decking area, suitable for outside entertaining and dining. To the front of the property there is a large driveway providing off the road parking leading to the Garage at rear.

A viewing is **ESSENTIAL** to appreciate the **SIZE** and **LOCATION** of this fantastic opportunity - Contact the office on 01 15 648 5485 before it is too late!



Entrance Hallway

10'5" x 5'2" approx (3.2 x 1.6 approx)

Composite entrance door to the front elevation leading into the Entrance Hallway. UPVC double glazed window to the side elevation. Wood flooring. Wall mounted radiator. Ceiling light point. Loft access hatch. Internal door leading into the Dining Room

Dining Room

10'9" x 16'4" approx (3.3 x 5 approx)

UPVC double glazed bay fronted window to the side elevation. Wooden flooring. Wall mounted radiator. Ceiling light point. Archways open through to the Lounge, Sitting Room and Kitchen Diner

Lounge

15'8" x 14'5" approx (4.8 x 4.4 approx)

UPVC double glazed window to the front elevation. Wooden flooring. Wall mounted feature column radiator. Ceiling light point. Coving to the ceiling. . Feature cast iron log burner with wooden mantel and stone hearth. Carpeted staircase leading up to the First Floor Landing

Sitting Room

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

UPVC double glazed window to the side elevation. UPVC double glazed bi-fold doors to the rear elevation leading to the enclosed rear garden. Tiled flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Open through to Kitchen Diner

Kitchen Diner

17'8" x 13'9" approx (5.4 x 4.2 approx)

Velux ceiling window. Tiled flooring. Tiled splashbacks. Wall mounted towel radiator and wall mounted feature column radiator. Feature ceiling light point. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Breakfast bar with ample seating space. Double Belfast sink with chef style dual heat tap. Space and point for freestanding rangemaster cooker. Rangemaster extractor unit. Integrated microwave. Integrated dishwasher. Integrated wine cooler. Space and point for freestanding American style fridge freezer. Open through to Pantry (4.11m x 2.11m approx) Internal door leading into the Utility Room

Utility Room

6'5" x 6'11" approx (1.97 x 2.11 approx)

Tiled flooring. Tiled splashbacks. Ceiling light point. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel circular sink and drainer unit with swan neck dual heat tap. Space and plumbing for an automatic washing machine. Space and point for an freestanding tumble dryer. Wall mounted combination boiler. Internal door leading into Bedroom 2. Barn style entrance door to the side elevation

Bedroom 2

9'5" x 12'7" approx (2.88 x 3.85 approx)

Velux ceiling window. Laminate flooring. Wall mounted radiator. Ceiling light point. Internal door leading into the En-Suite Shower Room

En-Suite Shower Room

7'8" x 10'8" approx (2.34 x 3.26 approx)

Tiled flooring. Tiled splashbacks. Wall mounted towel radiator. Ceiling

light points. Recessed spotlights to the ceiling. Loft access hatch. Modern 3 piece suite comprising of a walk-in shower enclosure with a mains fed shower above, vanity wash hand basin and a low level WC

First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 3 and Family Bathroom

Bedroom 1

14'11" x 10'11" approx (4.56 x 3.35 approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in triple wardrobe

Bedroom 3

9'0" x 10'2" approx (2.76 x 3.12 approx)

UPVC double glazed windows to the rear and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in double wardrobe and storage cupboard

Family Bathroom

8'11" x 7'0" approx (2.73 x 2.15 approx)

UPVC double glazed windows to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Modern white 4 piece suite comprising of a panel bath with dual heat tap, walk-in shower enclosure with a electric shower above, vanity wash hand basin and a low level WC

Outside of the Property

The property sits on a generous plot with a well maintained wrap around garden mostly laid to lawn with a large patio area and a large decking area, suitable for outside entertaining and dining. Flowerbeds, shrubbery and trees with hedging to the boundaries. To the front of the property there is a large driveway providing off the road parking leading to the Garage at rear, with electric gate with remote control.

Garage

Brick built garage with up and over door. UPVC double glazed windows to the rear elevation

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply - FREE NO WATER RATES

Treatment plant

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

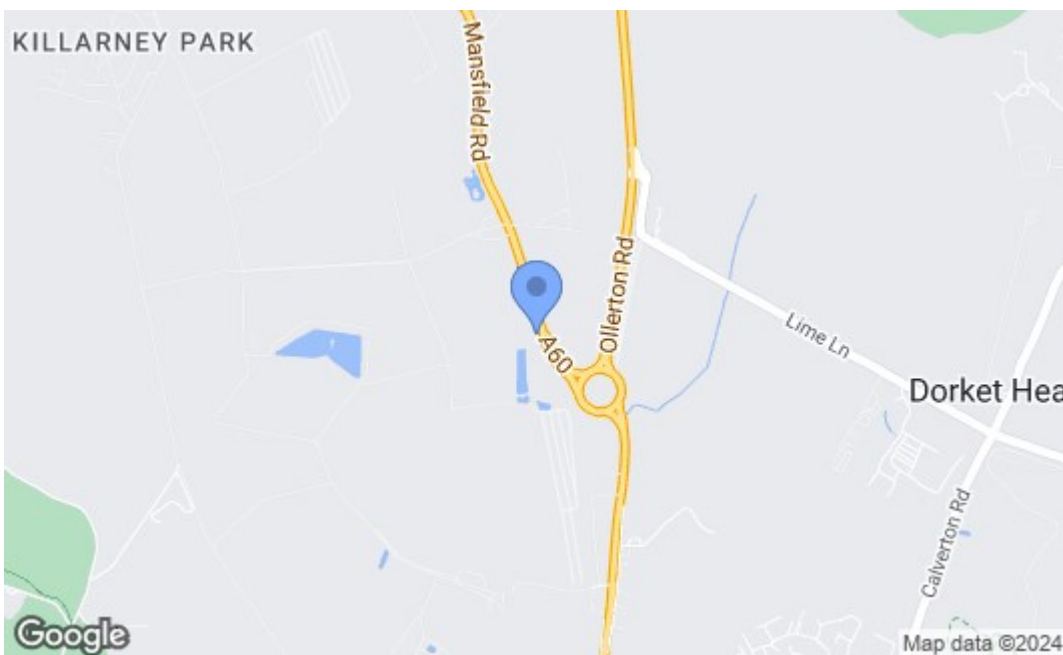
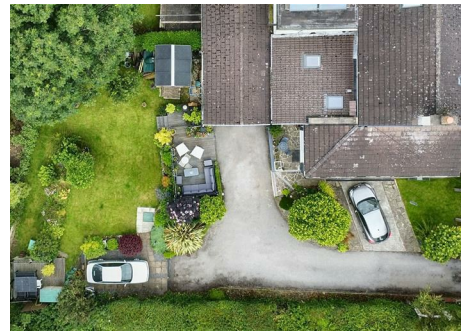
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.