



Springfield Road
Redhill, Nottingham NG5 8JN

A DETACHED FOUR BEDROOM FAMILY
PROPERTY, SET ON A GENEROUS PLOT
SITUATED WITHIN REDHILL,
NOTTINGHAM.

Guide Price £325,000 - £335,000 Freehold



**GUIDE PRICE £325,000 - £335,000 **

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC FOUR BEDROOM DETACHED family property located in the sought after area of Redhill, NOTTINGHAM.

The property is situated on Springfield Road, a sort-after location in the popular area of Redhill, Nottingham. Being situated just off Mansfield Road and 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 are welcomed into the entrance porch leading to the entrance hallway which flows into the large living/dining room, fitted kitchen, ground floor utility room with access to the enclosed garden and rear workshop/summerhouse.

The stairs leading to the first floor landing with FOUR bedrooms and four piece suite family bathroom.

The front offers a block paved hard standing for parking, secure gated access to the rear garden. To the rear is an enclosed landscaped rear garden with mature shrubs, trees and fencing to the boundaries along with a LARGE WORKSHOP with light and power.

A viewing is ESSENTIAL to appreciate the SIZE and LOCATION of this fantastic opportunity, contact the office to arrange your viewing today. Selling with NO UPWARD CHAIN.



Entrance Porch

UPVC double glazed entrance door to the front elevation leading into the Entrance Hallway. UPVC double glazed windows to the side elevations. Wooden flooring. Ceiling light point. Coving to the ceiling. Archway open through to Entrance Hallway

Entrance Hallway

Wooden flooring. Staircase to the First Floor Landing. Panel doors leading into Lounge Diner and Fitted Kitchen

Open Plan L-Shaped Lounge Diner

23'4" x 15'03" approx (7.11m x 4.65m approx)

UPVC double glazed bow window to the front elevation. UPVC double glazed window to the rear elevation overlooking the landscaped rear garden. Carpeted flooring. Wall mounted double radiators. Ceiling light points. Coving to the ceiling. Fireplace with wooden mantel and tiled hearth. Serving hatch though to Utility Room. Built-in under the stairs storage cupboard offering useful additional storage space and housing the wall mounted electrical consumer unit

Fitted Kitchen

8'2" x 13' approx (2.49m x 3.96m approx)

UPVC double glazed windows to the front and side elevations. Laminate flooring. Tiled splashbacks. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units incorporating laminate worksurfaces above. 1.5 bowl stainless steel sink and drainer unit with swan neck dual heat tap. Space and point for freestanding cooker. Space and point for freestanding fridge freezer. Panel door leading through to the Utility Room

Utility Room

9'01" x 8'03" approx (2.77m x 2.51m approx)

UPVC double glazed window to the rear elevation. UPVC double glazed door leading out to the enclosed landscaped rear garden. Linoleum flooring. Wall mounted radiator. Ceiling light point. Laminate worksurface. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Serving hatch though to Lounge Diner

First Floor Landing

Ceiling light point. Loft access hatches. Panel doors leading into Bedroom 1, 2, 3, 4 and Family Bathroom

Bedroom 1

11'7" x 15' approx (3.53m x 4.57m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling

Bedroom 2

13'10" x 8'5" approx (4.22m x 2.57m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling

Bedroom 3

8'5" x 5'10" approx (2.57m x 1.78m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling

Bedroom 4

8'10" x 8'6" approx (2.69m x 2.59m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling

Family Bathroom

11'05" x 8'10" approx (3.48m x 2.69m approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Ceiling light point. Coving to the ceiling. Modern white 4 piece suite comprising of a quadrant shower enclosure with electric Mira shower above, panel bath with dual heat and handheld showerhead attachment, semi recessed vanity wash hand wash basin with hot and cold taps and storage cupboards below and a low level WC. Airing cupboard housing hot water cylinder

Front of Property

The property sit at the head of a quiet cul-de-sac. To the front of the property there is a low maintenance gravel garden, block paved pathway to the front entrance and a block paved hard standing for parking

Rear of Property

To the rear of the property there is a good sized enclosed rear garden being made mainly to lawn with shrubbery and trees, a large paved patio area with covered seating area, external security lighting, fencing to the boundaries and additional brick-built store to the rear.

Brick-Built Store / Workshop

16'02" x 9'04" approx (4.93m x 2.84m approx)

Glazed door and windows to the front and side elevations looking over landscaped rear garden. Light & Power. This substantial Brick-Built Store / Workshop has excellent potential to further develop and could be utilised as a large store, workshop, summer house, home office or children's play room

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

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

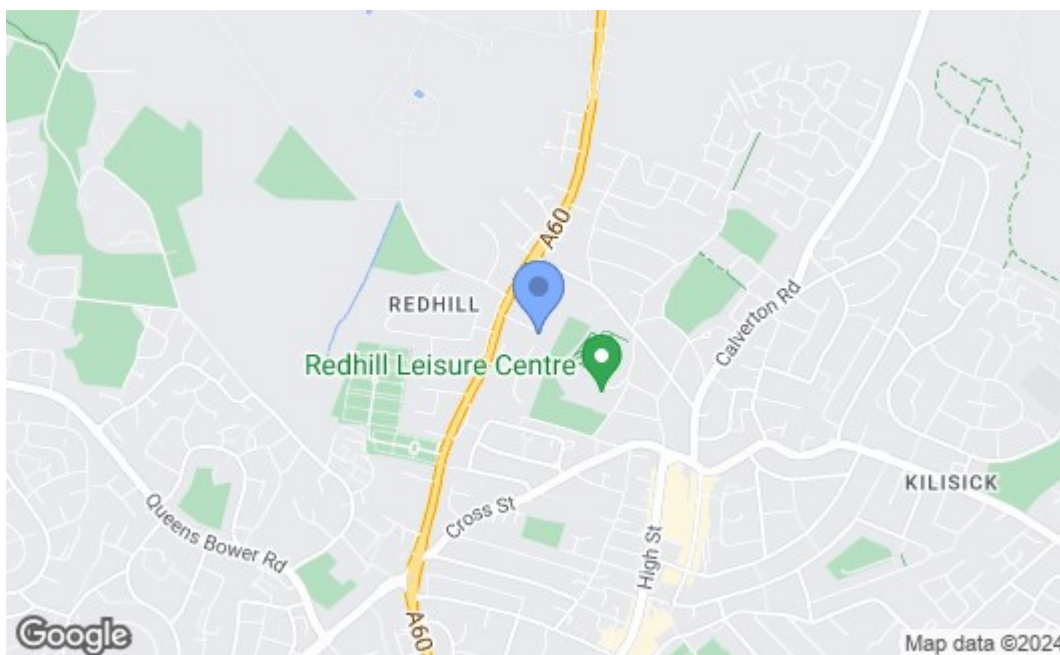
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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.