

# HoldenCopley

PREPARE TO BE MOVED

Monsell Drive, Redhill, Nottinghamshire NG5 8LY

---

Guide Price £350,000



Monsell Drive, Redhill, Nottinghamshire NG5 8LY





GUIDE PRICE £350,000 - £375,000

## THE PERFECT FAMILY HOME

This extended detached house is a credit to its current owners who have transformed this property into a beautiful family home.

The ground floor has been cleverly extended to create a light and spacious kitchen with stylish units that flows to the dining room and sun room.

There is also a great sized lounge, family room, utility and WC to the ground floor.

The first floor carries four double bedrooms with a modern bathroom and en-suite.

Outside there is a driveway and garage to the front of the property and to the rear there is well maintained garden with a private and peaceful feel.

In addition to being a fantastic home the house is located on a high regarded close within close proximity to Redhill Academy.

MUST BE VIEWED







- Extended Detached House
- Stylish Kitchen
- Three Light And Spacious Reception Rooms
- WC and Utility Room
- Four Double Bedrooms
- Bathroom And En-Suite
- Well Maintained Garden
- Driveway And Garage
- Sought After Location
- Must Be Viewed To Be Appreciated











GROUND FLOOR

Entrance Hall

The entrance hall has a radiator and provides access to the ground floor accommodation.

Living Room

15'1" x 11'5" (4.6 x 3.5)

The living room has a double glazed window, a gas fire and a TV point.

Dining Room

12'1" x 9'6" (3.7 x 2.9)

The dining room has a radiator.

Family Room

15'8" x 11'5" (4.8 x 3.5)

The family room has a double glazed window, two Velux windows, a radiator and a TV point.

Sun Room

9'6" x 9'6" (2.9 x 2.9)

The sun room has a radiator and French doors leading to the rear of the property.

Kitchen

16'8" x 8'6" (5.1 x 2.6)

The kitchen has a double glazed window, two Velux windows, a range of wall and base units, a sink and a half, mixer taps, a drainer, space for a cooker, an extractor fan, a breakfast table with space for seating, recessed lights and an integrated dishwasher.

Utility Room

8'6" x 4'11" (2.6 x 1.5)

The utility room has a range of base and wall units, space and plumbing for a washing machine and tumble dryer and access to the rear of the property.

WC

The WC has a double glazed window, a radiator, a low level flush and a hand basin.

FIRST FLOOR

Landing

The landing has two double glazed windows and provides access to the first floor accommodation.

Master Bedroom

16'0" x 14'1" (4.9 x 4.3)

The master bedroom has a double glazed window and a radiator.

En-Suite

7'2" x 6'10" (2.2 x 2.1)

The en-suite has a shower cubicle, a low level flush, a hand basin and a radiator.

Bedroom Two

12'9" x 8'10" (3.9 x 2.7)

The second bedroom has a double glazed window and a radiator.

Bedroom Three

11'5" x 8'6" (3.5 x 2.6)

The third bedroom has a double glazed window and a radiator.

Bedroom Four

9'6" x 8'10" (2.9 x 2.7)

The fourth bedroom has a double glazed window and a radiator.

Bathroom

9'10" x 7'2" (3.0 x 2.2)

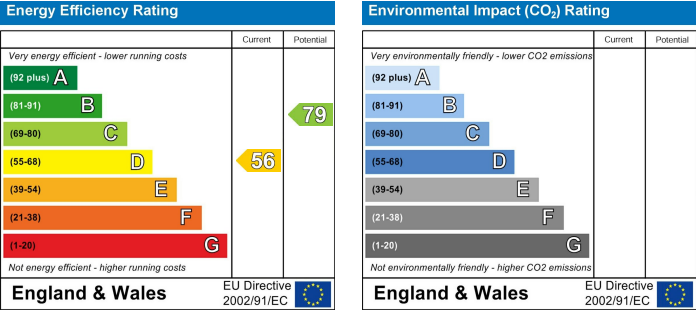
The bathroom has a two double glazed windows, a bath with shower over, a low level flush, a hand basin and a radiator.

OUTSIDE

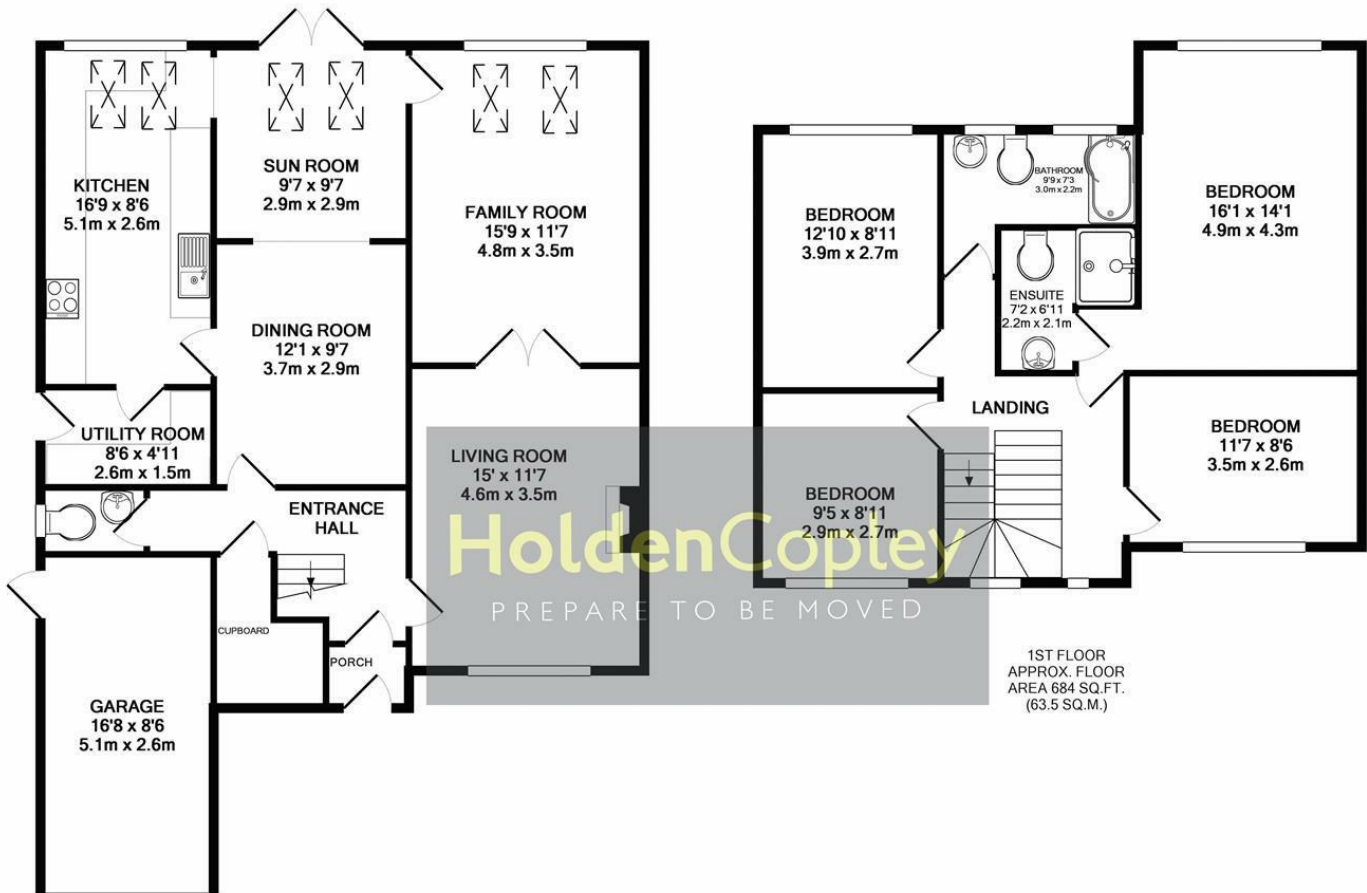
Front

Rear

To the rear of the property there is a spacious lawn.



# Monsell Drive, Redhill, Nottinghamshire NG5 8LY



GROUND FLOOR  
APPROX. FLOOR  
AREA 1020 SQ.FT.  
(94.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1703 SQ.FT. (158.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.