



**Larkspur Avenue  
Redhill, Nottingham NG5 8JU**

A THREE BEDROOM DETACHED  
BUNGLOW IN A CUL-DE-SAC LOCATION,  
NO UPWARD CHAIN.

**Asking Price £300,000 Freehold**



A SPACIOUS THREE BEDROOM DETACHED BUNGALOW OCCUPYING A GENEROUS CORNER PLOT IN A QUIET CUL-DE-SAC IN REDHILL – OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are delighted to offer for sale this well-proportioned three bedroom detached bungalow, occupying a generous corner plot at the end of a peaceful cul-de-sac in this ever-popular part of Redhill.

The accommodation is arranged over a single level and comprises a welcoming hallway, spacious bay-fronted lounge, kitchen diner, separate utility room, and a conservatory to the rear, enjoying pleasant views over the garden. There are also three good-sized bedrooms and a modern shower room.

Occupying a generous plot, the property benefits from wrap-around gardens, a driveway providing ample off-road parking, and a detached garage.

Situated in a sought-after location with excellent local amenities, Redhill also offers fantastic transport links with easy access to Nottingham city centre, the surrounding countryside, and the M1 motorway – making it ideal for a wide range of buyers.

Offered to the market with no upward chain and freehold tenure. Early viewing comes highly recommended.



### Entrance Hall

4'3 x 12'10 approx (1.30m x 3.91m approx)

UPVC double glazed door to the side, wall mounted radiator, ceiling light point, loft access hatch, cloaks cupboard with coat rails, panelled doors to:

### Bedroom 1

10'2 x 10'7 approx (3.10m x 3.23m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobes providing ample storage space with additional storage over the bed including bedside tables.

### Bedroom 2

9'8 x 7'6 approx (2.95m x 2.29m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

### Bedroom 3

9'7 x 7'8 approx (2.92m x 2.34m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

### Shower Room

5'8 x 6'9 approx (1.73m x 2.06m approx)

Three piece suite comprising of a walk-in shower enclosure with a mains fed shower above, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the side, wall mounted radiator, ceiling light point.

### Dining Kitchen

10'6 x 15'10 approx (3.20m x 4.83m approx)

With a range of matching wall and base units incorporating laminate work surfaces over, four ring gas hob with built-in extractor hood over, integrated oven with integrated microwave above, recessed spotlights to the ceiling, secondary glazed window to the side with UPVC double glazed window to the rear, tiling to the floor, tiled splashbacks, ample storage cabinets, space for a dining table with additional storage cupboard/pantry, UPVC double glazed door to:

### Side Lobby/Utility

6'9 x 10'8 approx (2.06m x 3.25m approx)

UPVC double glazed window and door to the side leading to the rear garden, ceiling light point, storage cabinet, space and plumbing for an automatic washing machine, space and point for a free standing fridge and freezer, wall mounted Worcester Bosch combination boiler, archway through to:

### Conservatory

10'10 x 9'6 approx (3.30m x 2.90m approx)

UPVC double glazed windows to the front and side, double glazed French doors to the rear garden, tiled floor, brick built dwarf walls, light, power, wall mounted electric heater.

### Living Room

14'7 x 12'8 approx (4.45m x 3.86m approx)

UPVC double glazed bow window to the front, wall mounted double radiator, ceiling light point, coving to the ceiling, feature Adam style fireplace incorporating wooden mantle, marble hearth and surround with feature electric fireplace.

### Outside

To the front of the property there is a spacious block paved driveway providing ample off road parking, fencing to the boundaries, low maintenance gravelled garden, car port to the side, external lighting, secure gated access to the rear garden.

The property sits at the head of a cul-de-sac on a spacious corner plot, offering garden laid to lawn to the rear and side, mature hedges and trees to the boundaries, mature shrubs, large paved patio area providing additional seating space. Outside tap and security lighting.

### Garage

17' x 8'10 approx (5.18m x 2.69m approx)

Brick built garage with an up and over door to the front, light and power.

### Council Tax

Gedling Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 32mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

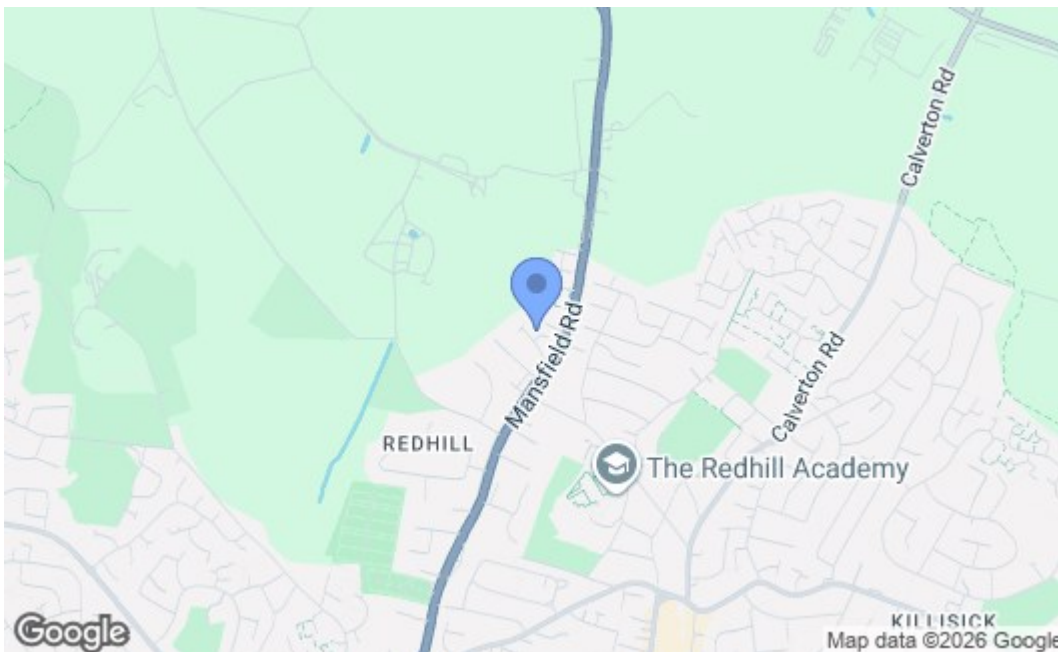
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.