



**Salcombe Drive  
Redhill, Nottingham NG5 8JF**

**Guide Price £350,000 Freehold**

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\*\* GUIDE PRICE £350,000 - £370,000 \*\*

Located on the sought-after Salcombe Drive in Redhill, this spacious and well-maintained detached bungalow offers a rare opportunity to secure a versatile home in a desirable residential area. With two generous double bedrooms on the ground floor and a converted attic room providing additional flexible space—ideal as a third bedroom, home office or hobby area—this property is perfectly suited to a wide range of buyers.

A large and welcoming entrance hall sets the tone on arrival, providing access to all main living areas and a convenient, modern shower room with WC. The heart of the home lies in the bright, well-appointed kitchen, offering ample storage and worktop space with views across the garden. To the rear, an extended L-shaped lounge and dining area with double bay window provides a fantastic space for both everyday living and entertaining, with large bay windows and patio door that floods the room with natural light and open out to the beautiful garden. We can also find a further family bathroom on the ground floor reducing any congestion and allowing the potential for en-suite usage.

The rear garden is a particular highlight—generously sized and well maintained, it features an expansive lawn, greenhouses to the rear, and a suntrap patio area ideal for outdoor dining or relaxing in the warmer months. Whether you're a keen gardener or simply enjoy spending time outside, this space offers real tranquillity and privacy.

At the front of the property, the double driveway and meticulously kept garden provide ample off-street parking. To the side, a lean-to car port adds even more parking capacity and also serves as a sheltered outdoor area, perfect for additional storage or versatile use throughout the year.

Salcombe Drive is superbly located for access to local amenities. Families will appreciate the proximity to highly regarded schools, while everyday essentials, shops, cafes and restaurants can be found in nearby Arnold and Mapperley high streets. Nottingham City Hospital is a short drive away, and lovers of the outdoors will enjoy easy access to Bestwood Country Park and surrounding countryside.

This is a truly unique and flexible home, offering space, comfort and convenience in equal measure. Early viewing is highly recommended to appreciate everything it has to offer.



## Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising wall mounted radiator, picture rail, doors leading off to:

## Lounge

25'6" x 21'5" approx (7.79 x 6.53 approx)

This large L-shaped lounge benefits from having carpeted flooring, coving to the ceiling, recessed spotlights to the ceiling, three wall mounted radiators, two UPVC double glazed bay windows to the rear elevation providing ample natural daylight, two UPVC double glazed windows to the side elevation, double glazed window to the utility room, internal glazed window to the kitchen.

## Kitchen Diner

14'2" x 7'10" approx (4.32 x 2.39 approx)

Linoleum floor covering, internal glazed bay window to the lounge, a range of matching wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap, recessed spotlights to the ceiling, integrated oven with four ring gas hob over and extractor hood above, integrated dishwasher, integrated fridge freezer, tiled splashbacks, fitted dining seating area, single glazed window to the garage, door to the garage/utility space, wall mounted radiator.

## Garage/Utility

12'2" x 34'8" approx (3.73 x 10.57 approx)

Single glazed windows to the side elevation, UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation, electric up and over door to the front elevation, water tap, power and lighting, worksurfaces with storage cupboards under, space and plumbing for washing machine, space and point for fridge.

## Bedroom One

13'10" x 8'9" approx (4.23 x 2.69 approx)

Built-in wardrobes, wall mounted radiator, UPVC double glazed leaded bay window to the front elevation, coving to the ceiling, carpeted flooring.

## Bedroom Two

10'10" x 9'11" approx (3.32 x 3.03 approx)

Built-in wardrobes, wall mounted radiator, UPVC double glazed leaded bay window to the front elevation, coving to the ceiling, carpeted flooring.

## Bathroom

6'7" x 7'11" approx (2.02 x 2.42 approx)

Tiling to the walls, linoleum flooring, wall mounted radiator, single glazed window to the car port, vanity wash hand basin with separate hot and cold taps, WC, panelled bath with mains fed shower over, extractor fan.



## Shower Room

2'4" x 6'11" approx (0.72 x 2.11 approx)

Single glazed window to the side elevation, tiling to the walls, tiling to the floor, WC, heated towel rail, shower cubicle with electric shower over; wash hand basin with mixer tap, recessed spotlights to the ceiling, extractor fan.

## Bedroom Three

11'5" x 14'8" approx (3.50 x 4.49 approx)

Wooden beams, UPVC double glazed window to the front and rear elevation, two wall mounted radiators, built-in storage, carpeted flooring.

## Outside

### Rear of Property

To the rear of the property lies a spacious and beautifully enclosed garden, perfect for relaxing or entertaining. A patio area offers the ideal spot for outdoor dining, with steps leading up to a well-maintained lawn. The garden is framed by mature trees, flowering shrubs, and established flowerbeds, creating a peaceful and private retreat. Secure fencing and natural hedging to the boundaries, two practical sheds are neatly tucked away at the bottom for additional storage.

### Front of Property

To the front of the property there is a driveway providing ample off the road parking for multiple cars, garden laid to lawn, mature plants and shrubbery planted to the borders, access to the garage, fencing and walled 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 12mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

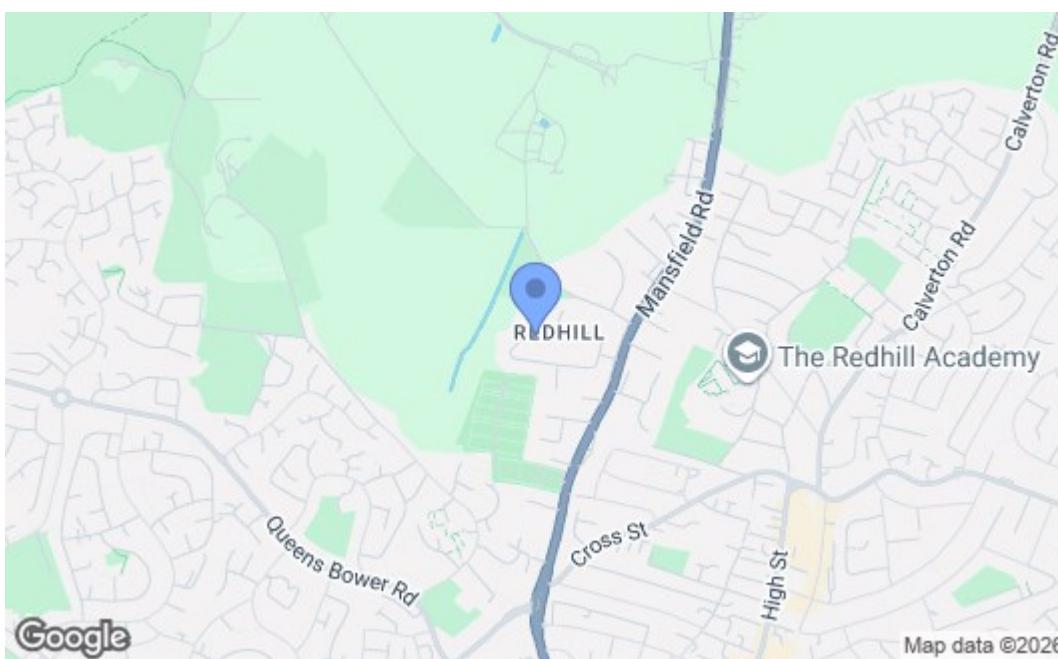
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.