Robert Ellis

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Richmond Gardens
Redhill, Nottingham NG5 8JS

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

Offers In The Region Of

A SPACIOUS THREE BEDROOM DETACHED FAMILY HOME, OCCUPYING A GENEROUS PLOT IN A SOUGHT-AFTER CUL-DE-SAC LOCATION.

Robert Ellis are pleased to welcome to the market this well-proportioned three-bedroom detached family home, ideally located in Redhill, just off Mansfield Road and within easy reach of Arnold town center.

Positioned on a generous plot, this property offers excellent access to a range of amenities, shops, well-regarded schools including Redhill Academy and Richard Bonington Primary, and transport links into Mapperley, Nottingham City Centre and beyond—making it perfect for families.

The internal accommodation comprises an entrance porch, Inner entrance hallway, ground floor W/C, spacious living room, separate dining room, Garden room, fitted kitchen and a versatile side lobby/Utility room. On the first floor are three good-sized bedrooms, and a spacious refitted modern family bathroom.

Outside, the property benefits from a driveway with ample parking, an integral garage with light and power, and a large enclosed rear garden with mature shrubs and trees providing privacy and space for outdoor living along with a brick-built summerhouse.

With no upward chain, generous living space and a sought-after location, this is a fantastic opportunity not to be missed.

Viewing is highly recommended to fully appreciate this ideal family property.

Front of Property
To the front of the property there is a driveway providing off the road vehicle hardstanding, stone walls to the front boundaries, secure gated access to the rear, mature shrubs and trees planted to the borders, artificial lawn for ease of maintenance.

Entrance Porch
3'9 x 3'5 approx (1.14m x 1.04m approx)
UPVC double glazed leaded door to the front elevation, ceiling light point, additional double glazed window to the side, glazed door leading to inner entrance hallway.

Inner Entrance Hallway
13'9 x 9'10 approx (4.19m x 3.00m approx)
UPVC double glazed leaded window to the front elevation, staircase leading to the first floor landing, wall mounted radiator, ceiling light point, coving to the ceiling, under the stairs storage cupboard with light power and alarm control panel, internal panelled doors leading off to;

Ground Floor Cloakroom
4'11 x 3'5 approx (1.50m x 1.04m approx)
Low level flush WC, semi-recessed vanity wash basin with storage cupboard below and tiled splashback, tiling to the floor, wall mounted radiator, UPVC double glazed window to the side elevation, ceiling light point, coving to the ceiling.

Dining Room
12'8 x 9'9 approx (3.86m x 2.97m approx)
UPVC double glazed French doors leading out to the enclosed landscaped rear garden, wall mounted radiator, ceiling light point, coving to the ceiling, archway leading through to fitted kitchen with internal glazed French doors leading through to the living room.

Fitted Kitchen
8'10 x 15'7 approx (2.69m x 4.75m approx)
This refitted breakfast kitchen benefits from having a range of matching wall and base units incorporating laminate work surfaces above, five ring gas hob with stainless steel and glass extractor hood over, 1 1/2 bowl inset sink with swan neck mixer tap above, integrated NEFF oven, integrated CDA microwave, integrated dishwasher, integrated fridge freezer, part panelling and tiling to walls, UPVC double glazed window to the rear elevation, ceiling light point, vinyl flooring, feature vertical radiator, ample space for dining table, UPVC double glazed leaded door leading to the side lobby, archway leading through to dining room, gas central heating combination boiler housed within matching cabinet.

Side Lobby/Utility
4'1 x 11'1 approx (1.24m x 3.38m approx)
Sliding double glazed patio door leading to side access to the rear garden, tiling to the floor, ceiling light point, light and power, space and plumbing for automatic washing machine, space and point for freestanding tumble dryer, additional built-in cupboard.

Living Room
11'9 x 15'04 approx (3.58m x 4.67m approx)
UPVC double glazed leaded picture window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, feature fireplace incorporating marble hearth and surround with inset living flame gas fire, sliding double glazed patio door leading through to garden room.

Garden Room
14'6 x 9'2 approx (4.42m x 2.79m approx)
UPVC double glazed windows to the rear elevation overlooking the picturesque garden, UPVC double glazed French doors to the side, glass roof providing brightness to this spacious sitting area, large format tiling to the floor, light and power.

First Floor Landing
UPVC double glazed leaded window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, large built-in storage cupboard with panelled doors leading off to;

Storage Cupboard
6'10 x 3'10 approx (2.08m x 1.17m approx)
Loft access hatch, ceiling light point, shelving and rails for additional storage space.

Bedroom One
15'9 x 9'4 to face of wardrobes approx (4.80m x 2.84m to face of wardrobes approx)
This dual aspect master bedroom benefits from having UPVC double glazed windows to both the front and rear elevations, carpeted flooring, ceiling light point, built-in wardrobes providing ample storage space, wall mounted radiator, coving to the ceiling.

Bedroom Two
12'08 x 8'08 approx (3.86m x 2.64m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, ceiling light point, coving to the ceiling.

Bedroom Three
8'04 x 10' approx (2.54m x 3.05m approx)
UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator, ceiling light point, coving to the ceiling.

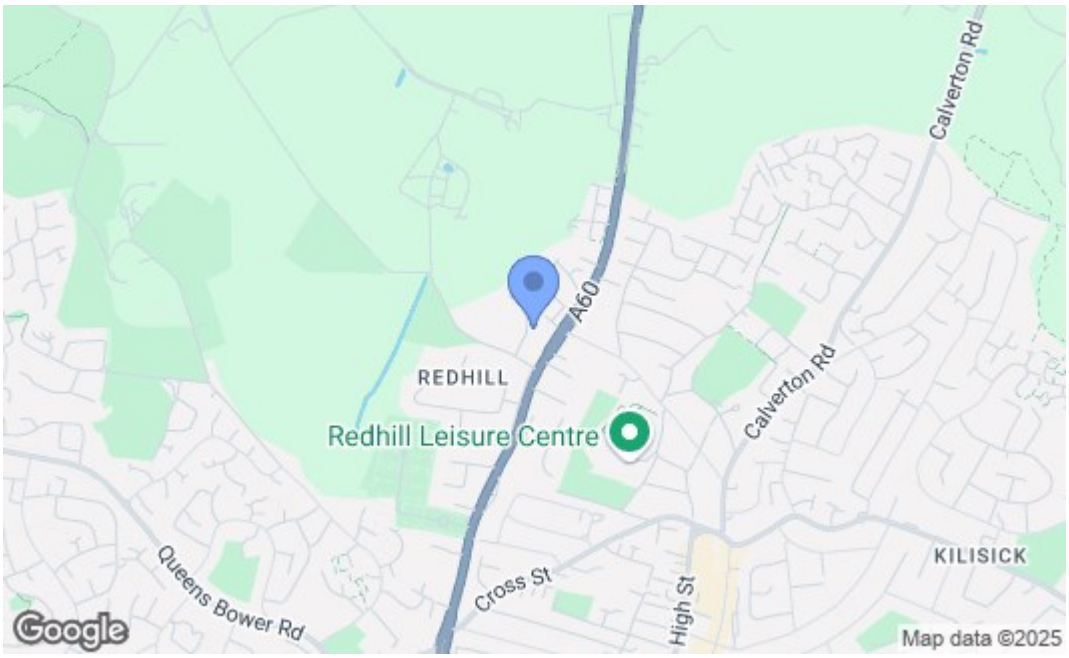
Family Bathroom
9'06 x 8'7 approx (2.90m x 2.62m approx)
This spacious master family bathroom benefits from having a four piece suite comprising double ended freestanding panelled bath, large walk in quadrant shower enclosure with mains fed shower above, pedestal wash hand basin, low level flush WC, tiling to the walls, two UPVC double glazed windows to the rear elevation, ceiling light point, wall mounted radiator, vinyl flooring, built-in cupboard providing useful additional storage space.

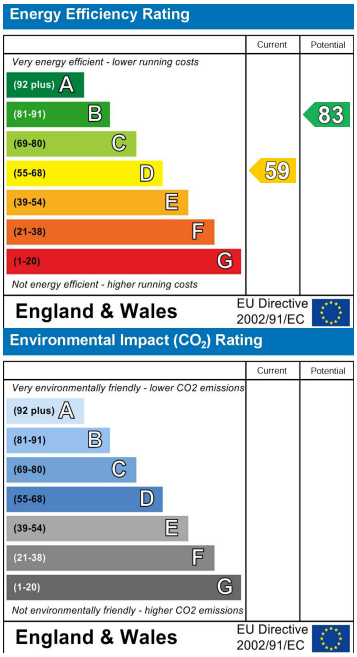
Integral Garage
7'11 x 15'11 (2.41m x 4.85m)
Manual roller shutter door to the front elevation, window to the side elevation, side glazed access door, electric and gas meter points, wall mounted electrical consumer unit, light and power, additional storage to garage ceiling void.

Summer House
18'9 x 14' approx (5.72m x 4.27m approx)
Double glazed French doors to the front elevation with fixed double glazed panels either side, quarry tile flooring, light and power, this fantastic versatile additional space would make an ideal home office, children's playroom or gym subject to the buyers needs and requirements.

Rear of Property
To the rear of the property there is an enclosed mature landscaped garden featuring a large garden laid to lawn, hedges and fencing to the boundaries, fruit trees, pergola, large seating area, low maintenance gravelled garden area with raised flowerbeds, external water tap, external security lighting, secure gated access to the front elevation.

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 13mbps 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





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.

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