

# HoldenCopley

PREPARE TO BE MOVED

Birch Lea, Redhill, Nottinghamshire NG5 8LT

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Offers Over £750,000



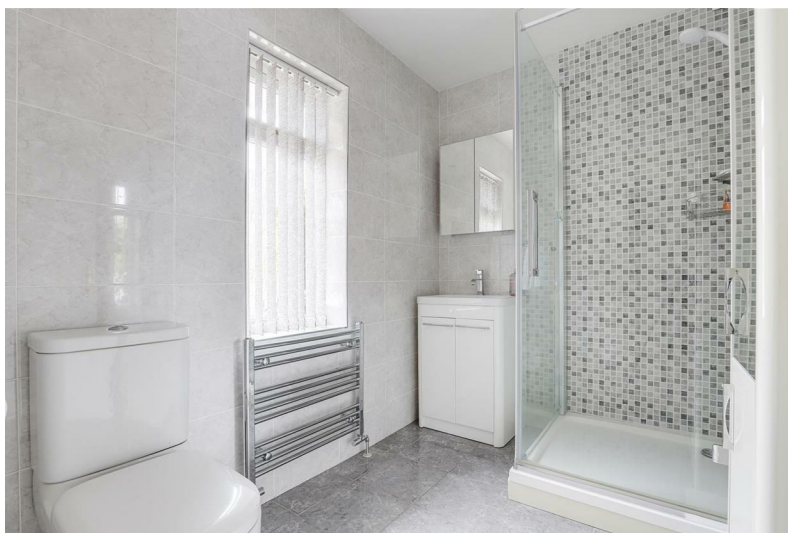
Birch Lea, Redhill, Nottinghamshire NG5 8LT





Welcome to this exquisite four/five bedroom detached house, an exceptional residence that embodies spaciousness, style and comfort. Immaculately presented throughout, this property is a testament to meticulous care and attention to detail. Upon entering, you are greeted by a welcoming porch and a spacious hallway that leads to various living spaces. The ground floor boasts a generously sized living room, perfect for gatherings and relaxation, along with a cosy family room and a sunlit conservatory that offers a seamless connection to the outdoors. The modern fitted kitchen/diner is a chef's dream, complemented by a utility room for added convenience. This level also accommodates a versatile space that can serve as a study or fifth bedroom, along with a convenient three-piece shower room and a separate W/C. Ascending to the first floor, you'll find four well-appointed bedrooms, each designed with comfort in mind. The master bedroom enjoys the luxury of an en-suite bathroom, while a stylish four-piece bathroom suite caters to the remaining bedrooms. Outdoor living is equally impressive, with a large driveway capable of accommodating up to eight cars, as well as a double garage for secure parking or additional storage. The generous-sized private enclosed garden is a haven of tranquillity, offering ample space for relaxation and play. An added bonus is the versatile outbuilding, complete with electricity, providing endless possibilities for use. Located in the highly sought-after area of Redhill, with easy access to local amenities, excellent schools and transport links.

MUST BE VIEWED







- Substantial Detached House
- Four Bedrooms With An Additional Ground Floor Study/Bedroom Five
- Two Spacious Reception Room
- Modern Fitted Kitchen/Diner With A Separate Utility Room
- Ground Floor Shower Room & W/C
- Conservatory
- First Floor Four-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Generous-Sized Private Enclosed Garden
- Large Driveway & Double Garage
- Sought After Location











## GROUND FLOOR

### Porch

The porch has laminate flooring, recessed spotlights, a UPVC double glazed window surround and a single UPVC door providing access into the accommodation

### Hallway

The hallway has carpeted flooring, an under-stair storage cupboard, two radiators and a wall-mounted light fixture

### Living Room

23'8" x 11'5" (7.23 x 3.49)

The living room has carpeted flooring, a wall-mounted feature fireplace, a TV point, two radiators, wall-mounted light fixtures, coving to the ceiling, a UPVC double glazed bow window to the front elevation and a UPVC glass sliding door providing access to the conservatory

### Living Room Two

17'5" x 9'8" (5.33 x 2.96)

The second part of the living room has carpeted flooring, a radiator, coving to the ceiling, a UPVC double glazed bow window to the front elevation, a UPVC double glazed window to the side elevation and UPVC double French doors providing access to the conservatory

### Conservatory

20'8" x 11'1" (6.31 x 3.38)

The conservatory has laminate flooring, a vertical radiator, wall-mounted light fixtures, a double glazed roof, a UPVC double glazed window surround and UPVC bi-fold doors providing access to the rear garden

### Kitchen/Diner

22'6" x 10'7" (6.87 x 3.23)

The kitchen/diner has a range of fitted base and wall units with quartz worktops, an under-mount sink and a half with drainer grooves and a swan neck mixer tap, an integrated double oven, an integrated hob, an integrated fridge, an integrated dishwasher, a radiator, ceramic tiled flooring, recessed spotlights, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

### Kitchen/Diner

3'11" x 3'2" (1.20 x 0.99)

The kitchen/diner has a range of fitted base and wall units, an integrated wine cooler, ceramic tiled flooring and a recessed spotlight

### Hallway

15'3" x 3'10" (4.65 x 1.18)

The hallway has ceramic tiled flooring, a radiator, UPVC double glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden

### Utility Room

7'10" x 8'2" (2.40 x 2.50)

The utility room has fitted base units with a worktop, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine and tumble dryer, space for a fridge, space for a freezer, a wall-mounted boiler, internal access to the garage and laminate flooring

### Study/Bedroom Five

14'4" x 8'2" (4.38 x 2.49)

The study/fifth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

### Shower Room

8'1" x 5'8" (2.47 x 1.75)

The shower room has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a fitted shower enclosure with an electric shower fixture, a chrome heated towel rail, tiled flooring, tiled walls and a UPVC double glazed obscure window to the front elevation

### W/C

6'6" x 2'8" (2.00 x 0.83)

This space has a low-level dual flush W/C, a wall-mounted wash basin with stainless steel taps, a chrome heated towel rail and ceramic tiled flooring

## FIRST FLOOR

### Landing

18'9" x 7'6" (5.73 x 2.29)

The landing has carpeted flooring, a radiator, two UPVC double glazed windows to the front elevation and provides access to the loft and first floor accommodation

### Landing

11'3" x 3'6" (3.44 x 1.08)

The landing has carpeted flooring

### Master Bedroom

13'11" x 16'10" (4.25 x 5.15)

The master bedroom has carpeted flooring, a range of fitted wardrobe, storage cupboards and a vanity desk with drawer units, a radiator, recessed spotlights, coving to the ceiling and two UPVC double glazed windows to the front elevation

### En-Suite

8'5" x 7'2" (2.59 x 2.20)

The en-suite has a low-level dual flush W/C, a vanity-style wash basin with a further storage cupboard and a stainless steel mixer tap, a fitted shower enclosure with an electric shower fixture, a chrome heated towel rail, floor-to-ceiling tiles, recessed spotlights and a UPVC double glazed window to the front elevation

### Bedroom Two

8'11" x 7'6" (2.73 x 2.29)

The second bedroom has carpeted flooring, a large fitted storage unit with wardrobes, cupboards and drawer units, a radiator and two UPVC double glazed windows to the side and rear elevations

### Bedroom Two

15'5" x 9'8" (4.72 x 2.95)

The second bedroom has carpeted flooring, a fitted vanity desk with drawer units, a radiator and a UPVC double glazed window to the front elevation

### Bedroom Three

12'6" x 10'8" (3.82 x 3.26)

The third bedroom has carpeted flooring, three in-built wardrobes, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

### Bedroom Four

10'7" x 8'7" (3.23 x 2.62)

The fourth bedroom has carpeted flooring, a radiator, recessed spotlights, coving to the ceiling and a UPVC double glazed window to the rear elevation

### Bathroom

10'7" x 6'7" (3.23 x 2.03)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with central taps, a fitted shower enclosure with an electric shower fixture, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double glazed window to the rear elevation

## OUTSIDE

### Front

To the front of the property is gated access to the large driveway accommodating up to eight cars and the double driveway providing ample off-road parking and storage options, courtesy lighting, a range of decorative plants and shrubs and gated access to the rear garden

### Double Garage

17'1" x 12'9" (5.23 x 3.89)

The double garage has multiple power points, lighting and two up-and-over doors providing access to the driveway

### Rear

To the rear of the property is a generous-sized private enclosed garden, a stone paved patio area, a well-maintained lawn, a decorative stone pebbled area, a versatile outhouse which benefits from electricity, a greenhouse which also benefits from electricity, a shed, a range of plants and shrubs and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

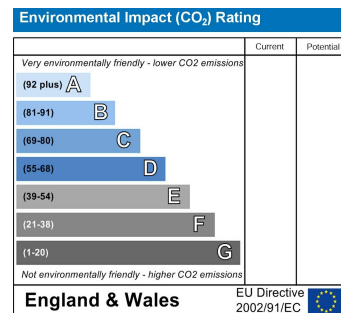
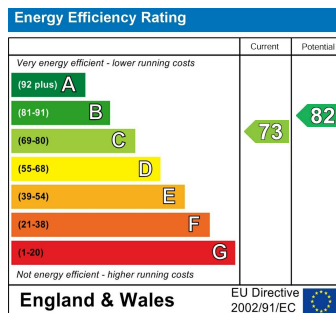
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

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

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

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