

# HoldenCopley

PREPARE TO BE MOVED

Salcombe Drive, Redhill, Nottinghamshire NG5 8JF

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£495,000

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## THE PERFECT FAMILY HOME...

Nestled in the sought-after locale of Redhill, this six-bedroom detached residence stands as a testament to meticulous craftsmanship and thoughtful design, a true credit to its current owners. The property has undergone a remarkable transformation, highlighted by a significant single-storey rear extension that bathes the interior in natural light, creating a spacious and inviting atmosphere ideal for a growing family. Beyond its stylish facade, the home is situated conveniently close to various local amenities, exceptional schools, easy commuting links, and the picturesque countryside. Additionally, it provides captivating views of the open fields since the property is adjacent to an expansive rural landscape. Stepping through the front door, an inviting entrance hall sets the tone for the well-appointed living spaces within. The ground floor encompasses a bay-fronted living room, a playroom seamlessly connected to a contemporary fitted breakfast kitchen boasting integrated appliances, and a family room adorned with bi-folding doors that open to the expansive rear garden. A utility room and garage access complete the lower level. Ascending to the first floor, four bedrooms are serviced by a luxurious four-piece bathroom suite, with the master bedroom enjoying the added convenience of an en-suite. The second floor hosts an additional two bedrooms, providing ample space for a large or extended family. Externally, the property presents a front driveway offering ample off-road parking for multiple cars. The rear of the house unfolds into a fantastic-sized garden, complete with a patio area and a lush lawn, perfect for outdoor gatherings and recreational activities.

MUST BE VIEWED





- Renovated Detached House
- Six Bedrooms
- Stylish Kitchen Diner
- Open Plan Living With Bi-Folding Doors
- Utility & W/C
- Two Modern Bathroom Suites
- Driveway & Garage
- Fantastic-Sized Garden
- Beautiful Open Field Views
- Sought-After Location





## GROUND FLOOR

### Entrance Hall

12'10" x 6'9" (3.93m x 2.08m)

The entrance hall has LVT flooring, carpeted stairs, a radiator, recessed spotlights, a UPVC double-glazed obscure window to the side elevation, and a composite door providing access into the accommodation.

### W/C

This space has a low level dual flush W/C, a wall-mounted wash basin, fitted base cupboards, wood-effect flooring, partially tiled walls, and recessed spotlights.

### Living Room

14'7" x 11'11" (4.45m x 3.64m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a TV point, and a recessed chimney breast alcove with a feature fireplace and tiled hearth

### Play Room

9'4" x 19'1" (2.86m x 5.84m)

This space has LVT flooring, a column radiator, recessed spotlights, a wood-panelled feature wall, and open plan to the kitchen and dining area.

### Breakfast Kitchen

10'11" x 18'9" (3.34m x 5.73m)

The fitted kitchen has a range of fitted shaker-style base and wall units with Quartz worktops and a breakfast bar, a sink with a mixer tap and drainer, an induction hob with an extractor fan, two integrated ovens, an integrated fridge freezer, an integrated dishwasher, LVT flooring, a column radiator, complimentary tiled splashback, recessed spotlights, and open plan to the family room.

### Family Room

27'3" x 10'5" (8.32m x 3.18m)

The family room has LVT flooring, a TV point, a column radiator, a half-vaulted ceiling with recessed spotlights, two Velux windows, a full height Aluminium framed double-glazed window to the rear elevation, and Aluminium bi-folding doors opening out to the rear garden.

### Utility Room

7'4" x 13'3" (2.25m x 4.04m)

The utility room has fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, LVT flooring, a half-vaulted ceiling with recessed spotlights, a Velux window, a heated towel rail, and an internal door leading into the garage.

### Garage

15'6" x 9'2" (4.74m x 2.80m)

## FIRST FLOOR

### Landing

4'4" x 15'11" (1.34m x 4.86m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, recessed spotlights, and access to the first floor accommodation.

### Master Bedroom

10'10" x 15'0" (3.32m x 4.58m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a curved radiator, and access into the en-suite.

### En-Suite

5'7" x 3'6" (1.71m x 1.09m)

The en-suite has a wash basin with a fitted cupboard, a shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, wood-effect flooring, partially tiled walls, recessed spotlights, and an extractor fan.

### Bedroom Two

11" x 9'4" (3.38m x 2.86m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bedroom Three

11" x 9'2" (3.39m x 2.81m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and bi-folding doors opening out a set of stairs.

### Bedroom Four

6'6" x 7'11" (2.00m x 2.43m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

### Bathroom

9'5" x 6'3" (2.89m x 1.93m)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a wall-mounted Triton Aspirante electric shower fixture, a panelled bath, tiled flooring, partially tiled walls, a vertical radiator, recessed spotlights, an extractor fan, and two UPVC double-glazed obscure windows to the side elevation.

## SECOND FLOOR

## Upper Landing

The upper landing has carpeted flooring, and provides access to the second floor accommodation.

### Bedroom Five

9'8" x 12'5" (2.97m x 3.80m)

The fifth bedroom has a skylight window, carpeted flooring, and a radiator.

### Bedroom Six

12'0" x 14'6" (3.66m x 4.42m)

The sixth bedroom has a skylight window, carpeted flooring, and a radiator.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway with access into the garage, providing ample off-road parking.

### Rear

To the rear of the property is a private enclosed south-west facing garden with a patio area, courtesy lighting, a timber-built shed, a lawn, hedged borders, and fence panelled boundaries.

## DISCLAIMER

Disclaimer: The vendor has informed us that the rear extension is process of being signed off by building control. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Gedling Borough Council - Band E

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.

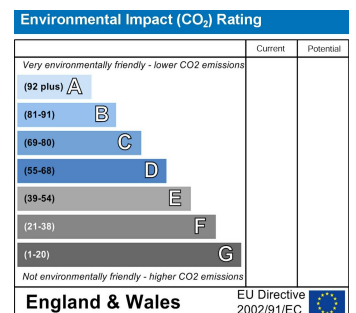
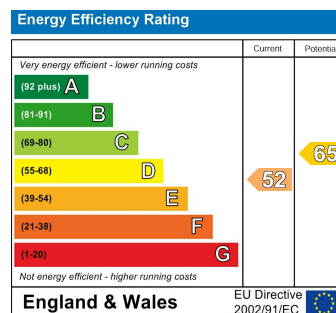
The vendor has advised the following:

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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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
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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