

# HoldenCopley

PREPARE TO BE MOVED

Mansfield Road, Redhill, Nottinghamshire NG5 8LS

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£795,000

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## BEAUTIFUL DETACHED HOUSE WITH SWIMMING POOL...

Nestled in the sought-after location of Redhill, this Tudor Victorian double-fronted detached house exudes timeless charm and character. Boasting spacious accommodation both inside and out, this home is a true gem. Original features, such as coving to the ceiling, stained-glass windows, and picture rails, adorn the interior, adding to its allure and historical appeal. As you step into the wood-paneled grand entrance hall, you're greeted by a sense of grandeur and elegance. The ground floor unfolds with an open-plan living room seamlessly blending into a study area, two additional reception rooms, a fitted kitchen, a sunroom, a shower room, and a convenient W/C, providing ample space for both relaxation and entertainment. Ascending to the first floor, five generously sized bedrooms await, offering comfort and tranquility. These bedrooms are serviced by a five-piece bathroom suite, with the master bedroom boasting the added convenience of an en-suite. Outside, the property continues to impress with its beautifully landscaped front garden featuring a serene pond, complemented by a gated driveway providing ample off-road parking and access to two tandem garages. To the rear lies a private west-facing garden, offering a peaceful retreat with meticulously maintained lawns, a captivating swimming pool as its focal point, and a charming patio area complete with a wooden pergola. This enchanting residence truly offers a blend of timeless elegance and modern comfort, ideal for those seeking a quintessential lifestyle with easy access to local amenities, excellent schools, and convenient commuting links.

MUST BE VIEWED





- Tudor-Style Victorian Detached House
- Five Double Bedrooms
- Three Reception Rooms & Sun Room
- Grand Entrance Hall
- Fitted Kitchen
- Three Bathroom Suites
- Outdoor Swimming Pool
- Beautiful Gardens To Front & Rear
- Gated Driveway With Two Garage's
- Sought-After Location





## GROUND FLOOR

### Entrance Hall

16'3" x 13'5" (4.96m x 4.09m)

The foyer showcases wooden flooring, wood-panelled walls, ceiling coving, a radiator, an ornate fireplace with a wooden and tiled surround, carpeted stairs, a rear-facing aluminium double-glazed window, and double wooden doors providing access into the accommodation.

### Living Room

11'8" x 14'3" (3.56m x 4.36m)

The living room features a front-facing aluminium double-glazed bay window, carpeted floors, a TV point, a radiator, a log-effect fire with a decorative brick surround and quarry-tiled hearth, a picture rail, ceiling coving, and seamlessly integrates with the adjacent study area.

### Study

9'3" x 12'4" (2.82m x 3.76m)

The study has carpeted flooring, along with a radiator, picture rail, ceiling coving, and it connects seamlessly to the sun room through double doors.

### Sun Room

11'4" x 10'5" (3.45m x 3.18m)

The sun room features carpeted flooring, full-height UPVC double-glazed windows on the side and rear, and double French doors that open onto the rear garden.

### Dining Room

11'11" x 14'6" (3.65m x 4.44m)

The dining room features a front-facing aluminium double-glazed window, wooden flooring, a radiator, ceiling coving, a picture rail, a striking fireplace with an ornate surround, and an elegant ceiling rose.

### Sitting Room

11'9" x 11'10" (3.60m x 3.63m)

The sitting room features tiled flooring, wood-paneled walls with a plate shelf, ceiling coving, a single-glazed window to the rear elevation, a recessed chimney breast housing a floor-standing boiler, built-in cupboards, a radiator, and an open plan layout adjoining the kitchen.

### Kitchen

9'10" x 11'7" (3.01m x 3.55m)

The kitchen is equipped with a variety of fitted base and wall units complemented by rolled-edge worktops, a wooden breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, a four-ring gas hob with an extractor fan, an integrated oven, an integrated microwave, space and plumbing for a dishwasher. It also features tiled flooring, fully tiled walls, exposed ceiling beams, a Velux window, and a rear-facing aluminium double-glazed window.

### Rear Porch

5'3" x 3'4" (1.62m x 1.04m)

The rear porch has a single door providing access to the rear garden.

### W/C

2'3" x 6'2" (0.71m x 1.88m)

This space has a low level flush W/C, tiled flooring, and a UPVC double-glazed obscure window to the rear elevation.

### Shower Room

3'10" x 5'11" (1.19m x 1.82m)

The shower room has a wall-mounted wash basin, a wall-mounted shower, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

### Garage One

9'11" x 27'6" (3.04m x 8.40m)

The garage has a roller shutter door opening out onto the front driveway.

### Garage Two

9'11" x 27'6" (3.04m x 8.40m)

The garage has a roller shutter door opening out onto the front driveway.

## FIRST FLOOR

### Landing

10'8" x 10'4" (3.27m x 3.16m)

The landing is adorned with a double-glazed stained-glass window to the front elevation, wooden flooring, a radiator, ceiling coving, and provides access to the first-floor accommodations.

### Master Bedroom

11'11" x 14'10" (3.65m x 4.53m)

The primary bedroom features an aluminium double-glazed window to the front elevation, carpeted flooring, ceiling coving, a radiator, fitted wardrobes with overhead storage, bedside units with display shelving, a picture rail, and entry to the en-suite through a bi-folding door.

### En-Suite

5'1" x 6'11" (1.55m x 2.11m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a "P" shaped Jacuzzi-style bath with central taps, an overhead rainfall shower and a curved shower screen, a chrome heated towel rail, fully tiled walls, vinyl flooring, coving to the ceiling, and recessed spotlights.

### Bedroom Two

11'7" x 14'6" (3.54m x 4.42m)

The second bedroom features an aluminium double-glazed window to the front elevation, carpeted flooring, ceiling coving, a radiator, fitted wardrobes with overhead storage and a dressing table, a picture rail, and a pedestal wash basin.

### Bedroom Three

12'4" x 11'9" (3.76m x 3.60m)

The third bedroom features an aluminium double-glazed window to the side and rear elevation, carpeted flooring, coving to the ceiling, a picture rail, a radiator, an in-built wardrobe, and access to the loft with lighting via a drop-down ladder.

### Bedroom Four

12'0" x 9'4" (3.68m x 2.87m)

The fourth bedroom features an aluminium double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, and direct access to the fifth bedroom.

### Bedroom Five

10'4" x 9'11" (3.16m x 3.03m)

The fifth bedroom features an aluminium double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, a radiator, and a pedestal wash basin.

### Bathroom

8'6" x 9'4" (2.61m x 2.87m)

The bathroom is equipped with a low-level flush W/C, bidet, wash basin, panelled bath featuring an overhead rainfall shower and a shower screen. It boasts fully tiled walls, tiled flooring, a radiator with a chrome towel rail, ceiling coving, recessed spotlights, fitted cupboards, and a rear-facing UPVC double-glazed obscure window.

## OUTSIDE

### Front

At the front of the property, there's a gated gravel driveway offering abundant off-road parking for several cars, leading to two tandem garages. The area features courtesy lighting, rockery, a variety of mature trees, plants, and shrubs, along with a patio, a pond, access to the rear garden, an additional single gate, and hedged borders.

### Rear

Nestled at the rear of the property is a secluded west-facing garden, offering a private retreat. It showcases multiple lawned areas, paved patios, a charming wooden pergola, an assortment of decorative plants and shrubs, mature trees, courtesy lighting, a timber shed, gravelled spaces, and fenced boundaries. Adding to its allure, the garden boasts a captivating swimming pool as its focal point.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All voice & 4G available / Some 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

This property has covenants over 1-5 Birch Lea

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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.

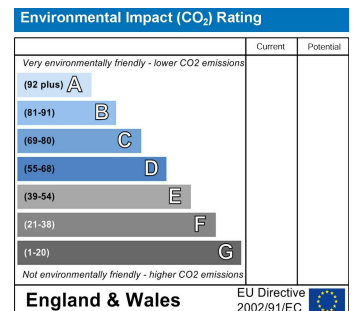
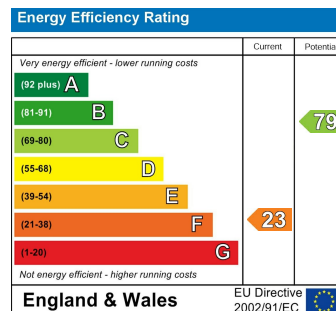
The vendor has advised the following:

Property Tenure is Freehold

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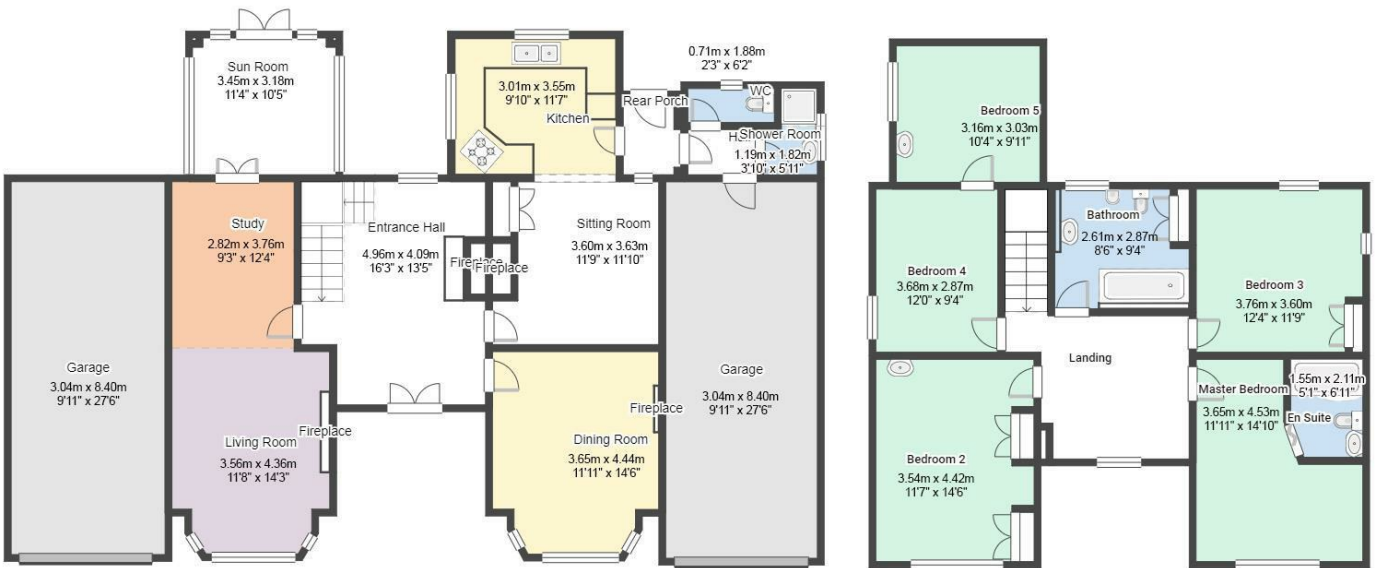
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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