

# HoldenCopley

PREPARE TO BE MOVED

Springfield Road, Redhill, Nottinghamshire NG5 8JN

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Offers In The Region Of

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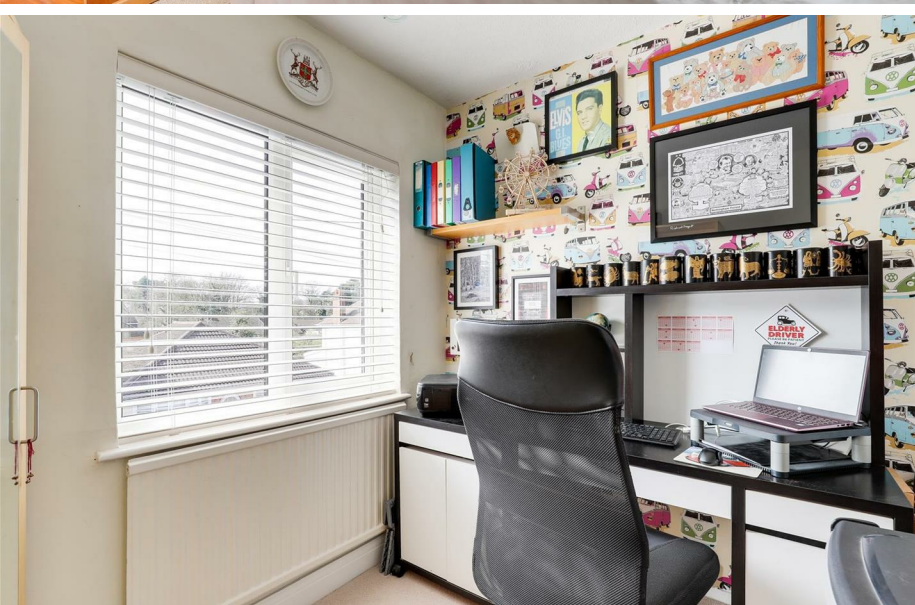


## SPACIOUS DETACHED HOME...

Welcome to this charming three-bedroom detached house nestled in a desirable location. Upon entering, you are greeted by a porch leading to a spacious hallway, setting the tone for what lies ahead. The ground floor boasts a bay-fronted living room, perfect for relaxation and gatherings, complemented by a separate dining room ideal for entertaining guests. The fitted kitchen offers functionality, providing the perfect space for culinary endeavours. Ascend to the first floor to discover three generously sized bedrooms, offering comfort and tranquillity, along with a four-piece bathroom suite, ensuring every need is met. Outside, the property is enhanced by a driveway and garage, providing ample off-road parking, while a private enclosed garden offers a serene retreat for outdoor enjoyment. Located in the highly sought-after area of Redhill, with easy access to local amenities, excellent schools and transport links. With its appealing features and convenient amenities, this property presents an exceptional opportunity for discerning buyers seeking a perfect blend of comfort and convenience.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has UPVC double French doors providing access into the hallway

### Hallway

11'8" x 4'5" (3.57 x 1.37)

The hallway has wood-effect flooring, carpeted stairs, an under-stair storage cupboard, a fitted storage cupboard, a radiator, a UPVC double glazed window to the side elevation, two UPVC double glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation

### Living Room

16'6" x 12'0" (5.03 x 3.67)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling and a UPVC double glazed bay window to the front elevation

### Dining Room

14'11" x 10'4" (4.55 x 3.15)

The dining room has Kardean flooring, two radiators, coving to the ceiling, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

### Kitchen

15'0" x 7'3" (4.59 x 2.22)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated double oven, an integrated hob, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, a vertical radiator, tiled splashback, tiled flooring, recessed spotlights and two UPVC double glazed windows to the side and rear elevations

## FIRST FLOOR

### Landing

7'0" x 3'0" (2.14 x 0.93)

The landing has carpeted flooring, a UPVC double glazed window to the side elevation and provides access to the loft and first floor accommodation

### Master Bedroom

11'4" x 10'4" (3.47 x 3.17)

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

### Bedroom Two

10'6" x 10'3" (3.22 x 3.13)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

### Bedroom Three

7'4" x 7'4" (2.26 x 2.26)

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

### Bathroom

7'10" x 7'4" (2.40 x 2.25)

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 heated towel rail, partially tiled walls, Kardean flooring, recessed spotlights and two UPVC double glazed obscure windows to the side elevation

## OUTSIDE

### Front

To the front of the property is a block paved driveway with a garage providing ample off-road parking and access to the rear garden

### Rear

To the rear of the property is a private enclosed garden with a stone paved area, steps up to a further stone paved area, a well-maintained lawn, brick borders, vegetable patches, a range of plants and shrubs, a shed, a summer house and panelled fencing

## ADDITIONAL INFORMATION

Council Tax: £237 per month.

The property is connected to the mains water supply. Water Rates: £74.

The property is connected to the mains gas supply. Gas & Electric: £130.

The property is connected to the mains electricity supply.

The property does not have a septic tank.

The property isn't in a high-risk flood area.

The property has not flooded in the past 5 years.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

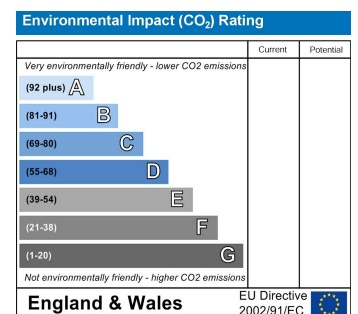
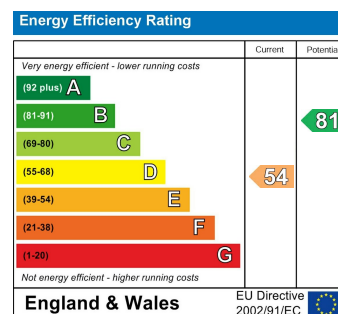
The vendor has advised the following:

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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