

HoldenCopley

PREPARE TO BE MOVED

Monsell Drive, Redhill, Nottinghamshire NG5 8LY

Guide Price £415,000 - £425,000

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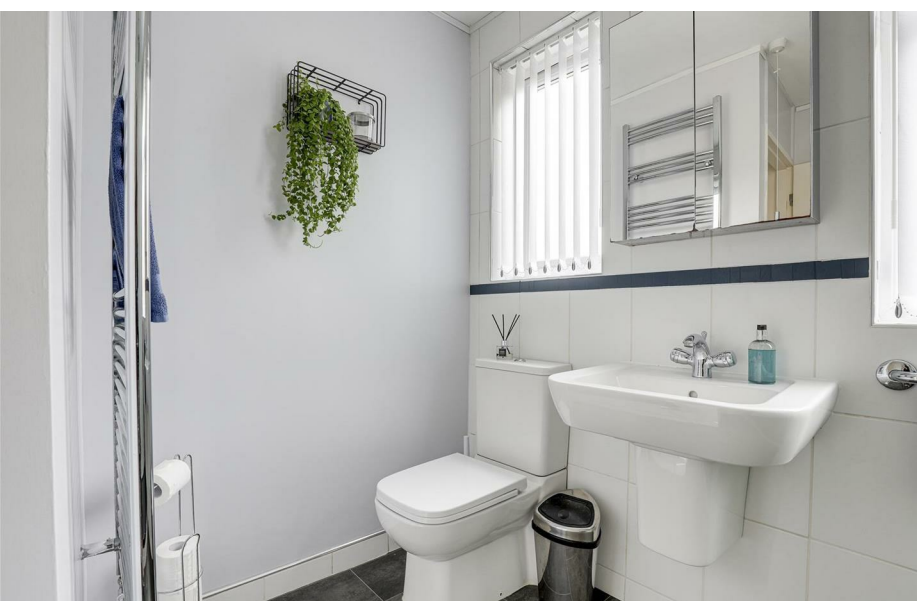
GUIDE PRICE: £415,000 - £425,000

BEAUTIFULLY PRESENTED DETACHED HOUSE...

This beautifully presented four-bedroom detached house has been thoughtfully extended to create a light and spacious atmosphere, perfect for any family buyer. The ground floor welcomes you with an inviting entrance hall leading to a cosy snug, and a stylish kitchen fitted with contemporary units and integrated appliances, seamlessly opening into a generous dining area. A large living room, enhanced by a charming wood-burner, provides a perfect space for relaxation. The ground floor also offers a utility room, a convenient W/C, and a versatile fourth bedroom / potential office. Upstairs, three good-sized bedrooms, each featuring freestanding wardrobes, are serviced by a modern bathroom with a large walk-in shower enclosure. Externally, the property benefits from a driveway leading to an integral garage. The rear garden is a true highlight, featuring a spacious lawn, herbaceous borders, and a blue slate chipping seating area, ideal for outdoor enjoyment. Situated in the highly sought-after Redhill location, this stunning four-bedroom detached home is tucked away in a quiet cul-de-sac, offering both tranquility and convenience. Just a short walk from local amenities, including the popular Redhill Academy & Leisure Centre, and nearby shops, the property is perfectly positioned for families. Excellent transport links ensure easy access to surrounding areas, making it ideal for commuters.

MUST BE VIEWED





- Extended & Detached Family Home
- Four Good-Sized Bedrooms
- Stylish Fitted Kitchen Diner
- Large Living Room & Separate Snug
- Utility & W/C
- Three-Piece Bathroom Suite
- Ample Storage Space
- Driveway & Integral Garage
- Beautiful Garden With Two Sheds
- Sought-After Location





GROUND FLOOR

Entrance Hall

17'9" x 7'5" (5.43m x 2.28m)

The entrance hall has solid hardwood flooring, carpeted stairs with decorative wooden spindles, a radiator, UPVC double-glazed obscure windows to the front elevation, and a single composite door providing access into the accommodation.

Bedroom Four

12'6" x 11'11" (3.83m x 3.65m)

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

Kitchen Diner

32'3" max x 11'7" max (9.84m max x 3.55m max)

The kitchen has a range of fitted shaker-style base and wall units with worktops and a breakfast bar, a composite sink and a half with a swan neck mixer tap and drainer, an integrated double oven with an electric hob and angled extractor fan, an integrated fridge and freezer, an integrated dishwasher, solid hardwood flooring, two radiators, a vaulted ceiling with two Velux windows, recessed spotlights, space for a dining table, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Snug

10'5" x 8'6" (3.18m x 2.60m)

The snug has solid hardwood flooring and two in-built cupboards.

Utility Room

8'3" x 7'7" (2.53m x 2.33m)

The utility room has a range of fitted shaker-style base and wall units with worktops, space and plumbing for a washing machine, space for a tumble-dryer, ceramic tiled flooring, an in-built cupboard, recessed spotlights, and a UPVC door providing side access.

W/C

8'1" x 3'0" (2.48m x 0.93m)

This space has a low level flush W/C, a pedestal wash basin, tiled splashback, ceramic tiled flooring, a radiator, an extractor fan, and a single-glazed window to the side elevation.

Living Room

19'9" x 15'7" (6.04m x 4.77m)

The living room has Herringbone-designed LVT flooring with a border, two radiators, a vaulted ceiling with two Velux windows, a TV point, a recessed chimney breast alcove with a log-burning stove, and a UPVC double-glazed bow window to the rear elevation.

FIRST FLOOR

Landing

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

Bedroom One

12'8" x 12'0" (3.88m x 3.68m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, and freestanding mirrored door wardrobes.

Bedroom Two

11'6" x 11'5" (3.51m x 3.48m)

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

Bedroom Three

9'4" x 7'4" (2.85m x 2.26m)

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

Bathroom

8'11" x 7'10" (2.74m x 2.40m)

The bathroom has a low level dual flush W/C, a wall-hung wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, vinyl flooring, waterproof splashback, an in-built cupboard, a chrome heated towel rail, recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with a range of mature trees, plants and shrubs, a stone-brick boundary wall, a block-paved driveway, and access into the integral garage.

Garage

The garage has a single-glazed window and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is an enclosed garden with blue slate chippings, a patio pathway, a shaped lawn, herbaceous borders featuring a range of mature trees, plants and shrubs, courtesy lighting, a large garden shed, a solar shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – Mostly 4G & 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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:

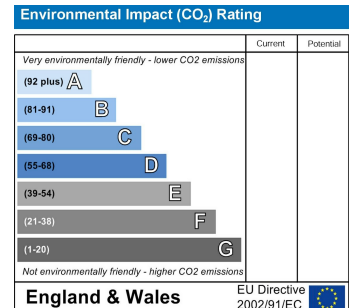
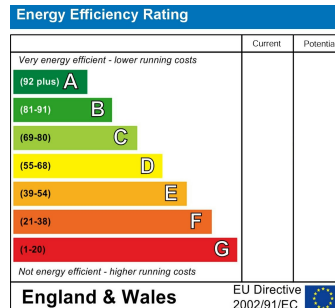
Property Tenure is Freehold

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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.

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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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