

# HoldenCopley

PREPARE TO BE MOVED

Mansfield Road, Redhill, Nottinghamshire NG5 8JL

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Guide Price £400,000 - £425,000

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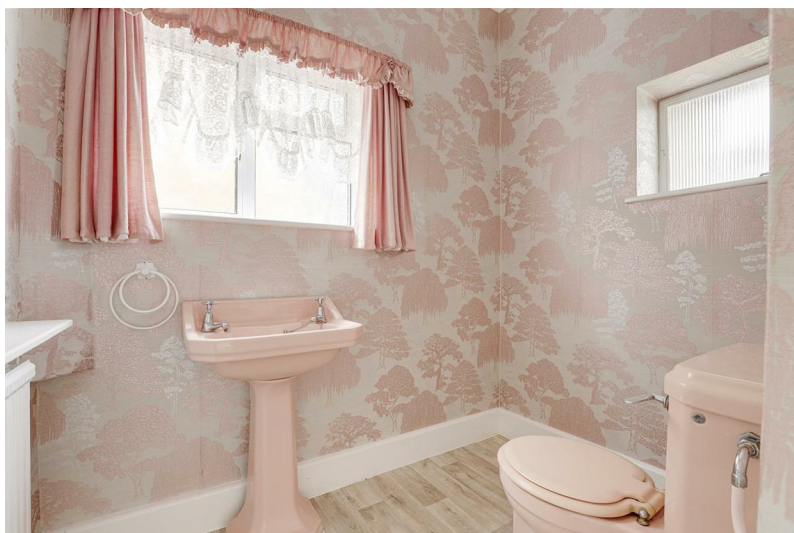


GUIDE PRICE £400,000 - £425,000

NO UPWARD CHAIN...

This substantial three-bedroom detached house, offered with no upward chain, presents a perfect opportunity for a forever family home with immense potential. Located in the sought-after area of Redhill, the property is within walking distance of outstanding Ofsted-rated schools, close to local shops, and benefits from excellent commuting links. On the ground floor, a spacious entrance hall leads to an open-plan reception areas, creating a bright and welcoming space ideal for both relaxation and entertaining. The fitted kitchen is complemented by a utility room, and there is a third generously sized reception room, offering versatile living space. A convenient ground-floor W/C completes the layout. Upstairs, the home features three double bedrooms, with the main bedroom boasting its own private balcony, offering lovely views of the garden and surrounding area. A four-piece bathroom suite serves the upper level. Externally, the property is equally impressive. At the front, double-gated access opens to a large driveway with ample off-road parking for multiple cars, alongside a well-maintained garden with a lawn and a variety of established plants and shrubs. The rear of the property features an additional gated driveway, providing further parking and access to a garage, as well as a well-kept garden area with lawn, mature plants, and shrubs.

MUST BE VIEWED!





- Substantial Detached House
- Three Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Utility Room & Ground Floor W/C
- Four-Piece Bathroom Suite
- Driveway & Garage
- Established Gardens
- No Upward Chain
- Sought-After Location





## GROUND FLOOR

### Porch

The porch has tiled flooring, obscure windows to the front elevation and a single door providing access into the accommodation.

### Entrance Hall

19'6" max x 13'1" max (5.96m max x 3.99m max)

The entrance hall has carpeted flooring, two radiators, ceiling coving, an in-built storage cupboard and full-height obscure windows to the front and side elevations.

### W/C

6'10" max x 6'7" max (2.09m max x 2.01m max)

This space has a low level flush W/C, a pedestal wash basin, ceiling coving, a radiator, vinyl flooring and two obscure windows to the front and side elevations.

### Dining Room

13'5" x 11'3" (4.10m x 3.45m)

The dining room has carpeted flooring, a radiator, ceiling coving, open-plan access to the living room and a UPVC double-glazed window to the front elevation.

### Living Room

17'11" x 13'9" (5.48m x 4.21m)

The living room has carpeted flooring, three radiators, ceiling coving, UPVC double-glazed windows to the front elevation and double French doors opening out to the front garden.

### Kitchen

20'5" x 9'6" (6.24m x 2.90m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a double drainer and a mixer tap, space for a cooker, partially tiled walls, a radiator, an in-built storage cupboard, ceiling coving, tiled flooring, a UPVC double-glazed window to the rear elevation and a single door providing access to the rear garden.

### Hall

The hall has tiled flooring and provides access to the utility and family room.

### Utility Room

6'9" x 3'2" (2.06m x 0.97m)

The utility room has tiled flooring, ceiling coving and a wall-mounted boiler.

### Family Room

19'3" x 11'5" (5.87m x 3.48m)

The family room has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation and a full-height obscure window to the side elevation.

### Master Bedroom

13'8" max x 11'4" max (4.17m max x 3.47m max)

The main bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes, UPVC double-glazed windows to the front elevation and double French doors opening out to the balcony.

### Bedroom Two

11'1" x 10'2" (3.38m x 3.10m)

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

### Bedroom Three

10'0" x 10'0" (3.06m x 3.05m)

The third bedroom has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

### Bathroom

13'2" max x 6'9" max (4.02m max x 2.06m max)

The bathroom has a low level flush W/C, a bidet, a pedestal wash basin, a corner panelled bath, two radiators, tiled walls, carpeted flooring and two UPVC double-glazed windows to the front and side elevations.

## OUTSIDE

### Front

To the front of the property is double-gated access to the large driveway providing off-road parking for multiple cars, access to the rear, a well-maintained garden area with a lawn, a variety of established plants and shrubs, hedge borders, and fence panelling and brick-wall boundaries.

### Rear

To the rear of the property is double-gated access to an additional driveway providing off-road parking for multiple cars, access to the garage and a garden area with a lawn, established plants and shrubs, hedge borders and brick-wall boundaries.

## DISCLAIMER

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

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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.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

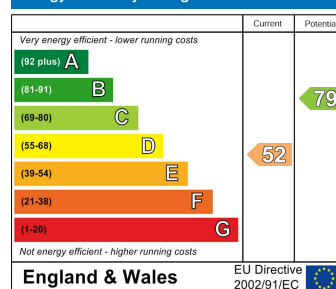
Flood Defenses – No

Non-Standard Construction – No

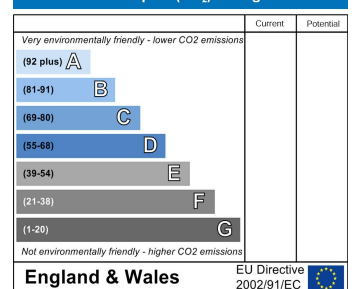
Any Legal Restrictions – No

Other Material Issues – No

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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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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