

HoldenCopley

PREPARE TO BE MOVED

The Mount, Redhill, Nottinghamshire NG5 8LU

Guide Price £325,000

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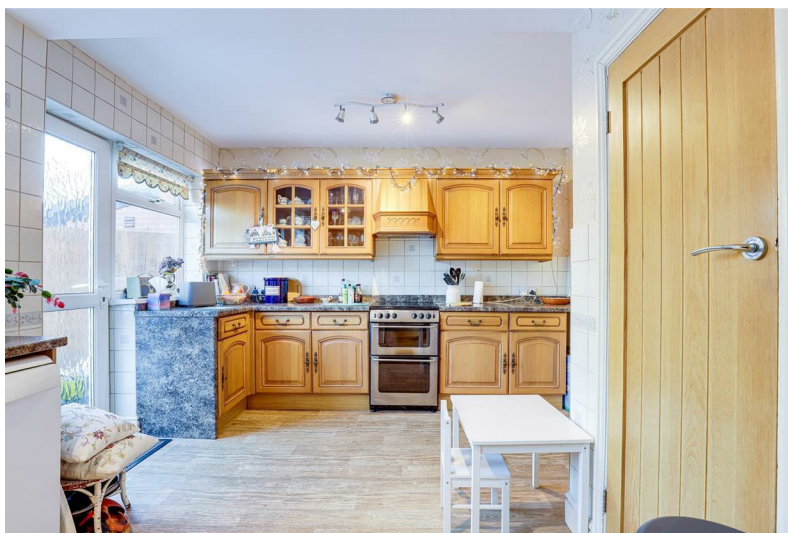


GUIDE PRICE £325,000 - £350,000

THE PERFECT FAMILY HOME...

This delightful four-bedroom semi-detached home is perfectly situated in a highly sought-after area with excellent access to local schools, shops, and amenities, making it an ideal choice for a growing family. Boasting excellent transport links into Nottingham City Centre and surrounding areas, this property combines convenience with comfort. The ground floor features a welcoming entrance hall, a charming dining room with a bay window to the front, and a bright living room with French doors that open directly onto the rear garden. A well-fitted kitchen also provides access to the garden and connects to the garage for added convenience. Upstairs, the first floor offers four well-proportioned bedrooms, two of which benefit from fitted wardrobes, and two three-piece bathroom suites, perfect for busy family life. The exterior of the property is equally impressive, with a front garden featuring established plants and shrubs, a driveway leading to the garage, which provides ample storage space and features an up-and-over door. The generous rear garden is fully enclosed, offering a safe and private space for outdoor activities. It includes a patio area, a well-maintained lawn, and a variety of mature plants and shrubs, making it perfect for entertaining or relaxing.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two Bathroom Suites
- Integral Garage
- Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6*3" x 15*2" (1.93m x 4.64m)

The entrance hall has wood-effect flooring, carpeted stairs, a fitted base unit, a radiator, and a UPVC door providing access into the accommodation.

Dining Room

14*2" x 12*2" (4.34m x 3.72m)

The dining room has a UPVC double glazed bay window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Living Room

12*1" x 12*3" (3.70m x 3.74m)

The living room has wood-effect flooring, coving to the ceiling, a radiator, a TV point, a wall-mounted feature fire, UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

Kitchen

11*11" x 13*10" (3.64m x 4.23m)

The kitchen has a range of fitted base and wall units with worktops, a composite double sink and half with a swan neck mixer tap, space for a freestanding cooker, space for an undercounter fridge freezer, space and plumbing for a dishwasher, an in-built cupboard, a radiator, tiled splashback, wood-effect flooring, two UPVC double glazed windows to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

9*4" x 2*10" (2.87m x 0.88m)

The landing has carpeted flooring, an in-built cupboard, and access to the first floor accommodation.

Master Bedroom

10*2" x 11*8" (3.12m x 3.57m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

10*1" x 12*2" (3.08m x 3.73m)

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

Bedroom Three

9*4" x 6*9" (2.87m x 2.07m)

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

Bedroom Four

11*3" x 6*9" (3.44m x 2.06m)

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

Bathroom One

6*10" x 6*3" (2.10m x 1.93m)

The first bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a heated towel rail, partially tiled walls, and wood-effect flooring.

Bathroom Two

6*1" x 5*9" (1.86m x 1.76m)

The second bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, and floor-to-ceiling tiling.

OUTSIDE

Front

To the front of the property is a planted area with established plants, shrubs and bushes, a driveway to the garage.

Garage

The garage has ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed generous-sized garden with a patio area, a lawn, and established plants, shrubs and bushes.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

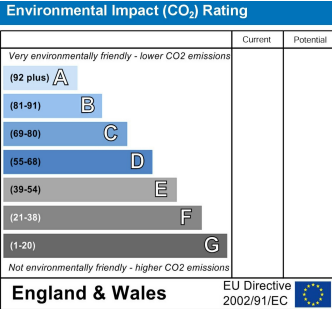
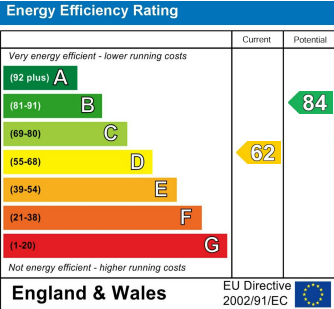
The vendor has advised the following:

Property Tenure is Freehold

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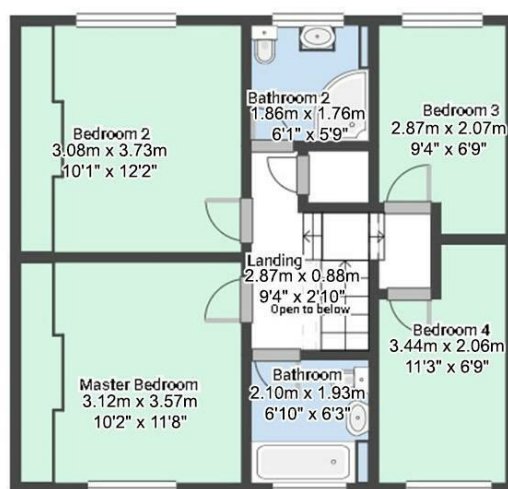
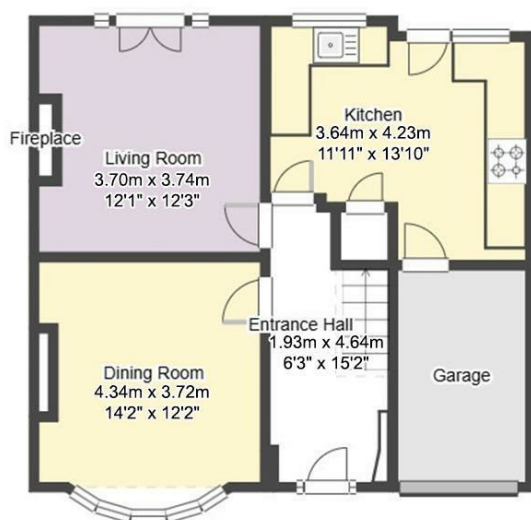
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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