

HoldenCopley

PREPARE TO BE MOVED

Thornton Avenue, Redhill, Nottinghamshire NG5 8PA

Guide Price £425,000 - £450,000

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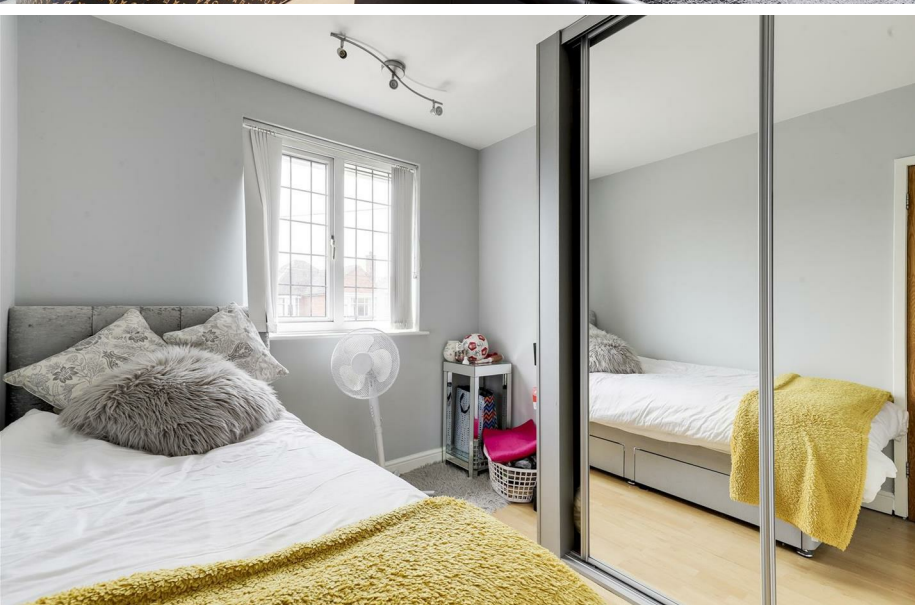
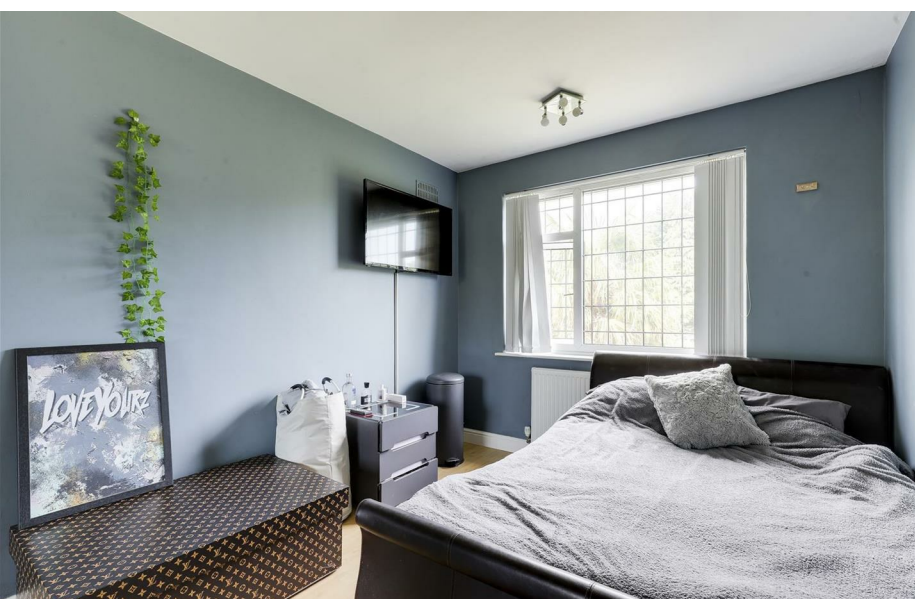
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SPACIOUS AND WELL PRESENTED DETACHED HOME...

This well-presented and generously proportioned four bedroom detached house offers an ideal family home with ample space for a range of buyers and is offered to the market with no upward chain. Upon entering, you're greeted by a bright and welcoming entrance hall that leads into a generous living room, featuring sliding patio doors that open onto the rear garden, creating a lovely flow between indoor and outdoor living. The separate dining room is perfect for family meals or entertaining guests, while the newly fitted modern kitchen comes complete with integrated appliances and plenty of work surfaces. A useful ground floor W/C completes the accommodation on this level. Upstairs, the spacious landing with built-in storage provides access to three comfortable double bedrooms and a well-sized single bedroom — all with fitted wardrobes for ample storage. The four-piece bathroom suite is a real highlight, featuring a freestanding clawfoot bath that adds a touch of elegance and comfort. To the front, a driveway offers off-street parking for multiple vehicles and leads to a garage with potential to extend above it, subject to planning. The enclosed rear garden is a peaceful and private space, boasting a well-maintained lawn, rockery borders filled with a variety of plants and shrubs, a decked seating area with a hot tub for relaxing evenings, a garden shed, and secure fence panel boundaries. Situated in a sought-after residential area, the property is conveniently close to local shops, amenities, and well-regarded schools. Excellent transport links are close by, with easy access to the A60, making it an ideal choice for families and commuters alike.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Newly Modern Fitted Kitchen
- Good-Sized Four Piece Bathroom Suite
- Ground Floor W/C
- Driveway & Garage
- Spacious Rear Garden
- No Upward Chain
- Sought-After Location





GROUND FLOOR

Entrance Hall

13'4" x 7'1" (4.08 x 2.16)

The entrance hall features tiled flooring, carpeted stairs, a radiator, a built-in cupboard, recessed spotlights, and a composite door providing access to the accommodation.

Living Room

20'9" x 11'6" (6.34 x 3.52)

The living room features oak wood flooring, a recessed chimney breast with a log burner and a wooden beam mantelpiece, a radiator, a UPVC double-glazed window to the front elevation, and sliding patio doors opening out to the rear garden.

Dining Room

12'7" x 9'6" (3.85 x 2.92)

The dining room features oak wood flooring, ceiling coving, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

12'7" x 8'10" (3.84 x 2.70)

The kitchen features a range of fitted base and wall units with granite worktops, an undermount sink and a half with a swan-neck mixer tap, an integrated double oven, an induction hob with extractor fan, an integrated fridge-freezer, tiled flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

W/C

5'0" x 3'3" (1.53 x 1.00)

This space features a low-level flush W/C, a wall-mounted glass vessel sink, floor-to-ceiling tiling, a single spotlight, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

13'8" x 10'3" (4.17 x 3.13)

The landing features carpeted flooring, loft access, recessed spotlights, a UPVC double-glazed obscure window to the front elevation, a UPVC double-glazed obscure window with a stained glass panel, a built-in cupboard, and provides access to the first-floor accommodation.

Master Bedroom

12'3" x 11'4" (3.75 x 3.47)

The main bedroom features oak wood flooring, a radiator, a fitted wardrobe with sliding mirrored doors, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'5" x 8'11" (3.48 x 2.72)

The second bedroom features wood-effect flooring, a radiator, fitted wardrobes with sliding mirrored doors, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11'6" x 8'2" (3.51 x 2.51)

The third bedroom features wood-effect flooring, a radiator, fitted wardrobes with sliding mirrored doors, and a UPVC double-glazed window to the front elevation.

Bedroom Four

9'9" x 8'3" (2.99 x 2.52)

The fourth bedroom features wood-effect flooring, a radiator, a fitted wardrobe with a sliding mirrored door, and a UPVC double-glazed window to the front elevation.

Bathroom

9'6" x 8'8" (2.91 x 2.65)

The bathroom features a low-level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with sliding doors, a mains-fed shower with handheld showerhead, a free-standing clawfoot bath, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiling, recessed spotlights, and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with multiple-car off-street parking, access to the garage, courtesy lighting, a mature tree, and a mixture of hedge and brick wall boundaries.

Rear

To the rear is an enclosed garden featuring a well-maintained lawn, rockery borders with various plants and shrubs, a decked seating area with a hot tub, a pergola, a garden shed, and fenced panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

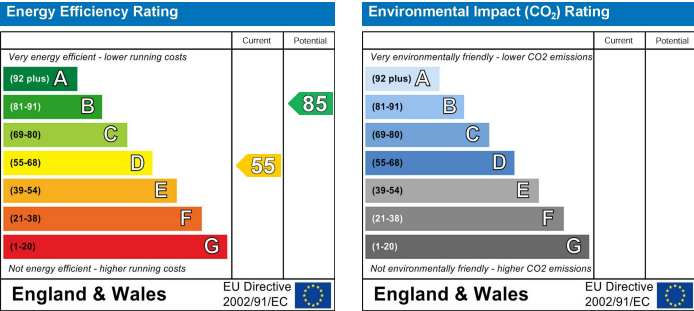
DISCLAIMER

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.

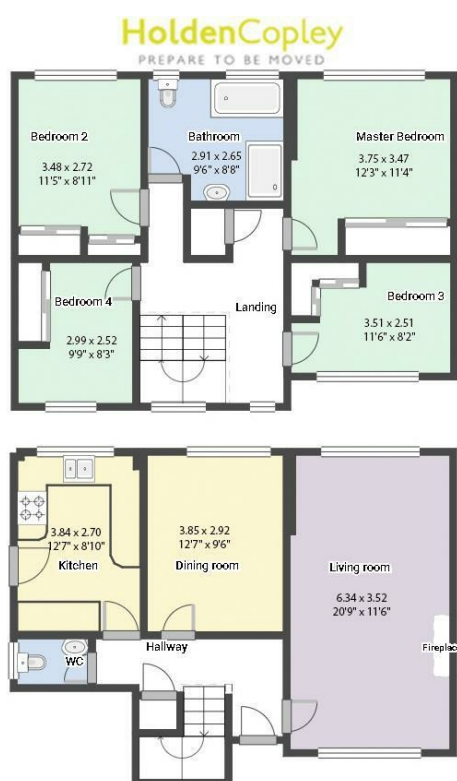
The vendor has advised the following:
Property Tenure is Freehold
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.



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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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