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**DavidJames**  
the estate agent

**Lilleker Rise, Redhill, Nottingham, NG5 8HS**

**Guide Price £260,000**

# About This Property

This immaculately presented semi-detached property offers a fantastic opportunity to purchase a wonderful home just a short walk from both Redhill and Arnold's shops and frequent bus services to Nottingham City Centre! Nearby, you'll also find the stunning Bestwood Country Park whilst families will appreciate the variety of sought-after and reputable nursery, primary and secondary schools!

As you enter, you are greeted by a hallway leading to a bright and spacious lounge that boasts a beautiful focal-point fireplace, creating a warm and inviting atmosphere.

Moving through the home, the standout feature is the impressive open plan dining kitchen. The area is illuminated by a striking roof-lantern and features French doors that open onto the lush garden, merging indoor and outdoor living seamlessly. The kitchen is equipped with a superb range of units and integrated appliances which include a gas hob with extractor, dishwasher, microwave and dual fridge/freezers whilst space is available for 2 integrated ovens. Adjacent to the dining area, a handy utility cupboard offers additional space for freestanding laundry appliances.

The ground floor also includes a modern bathroom equipped with a sleek 3-piece suite with a useful in-built storage cupboard.

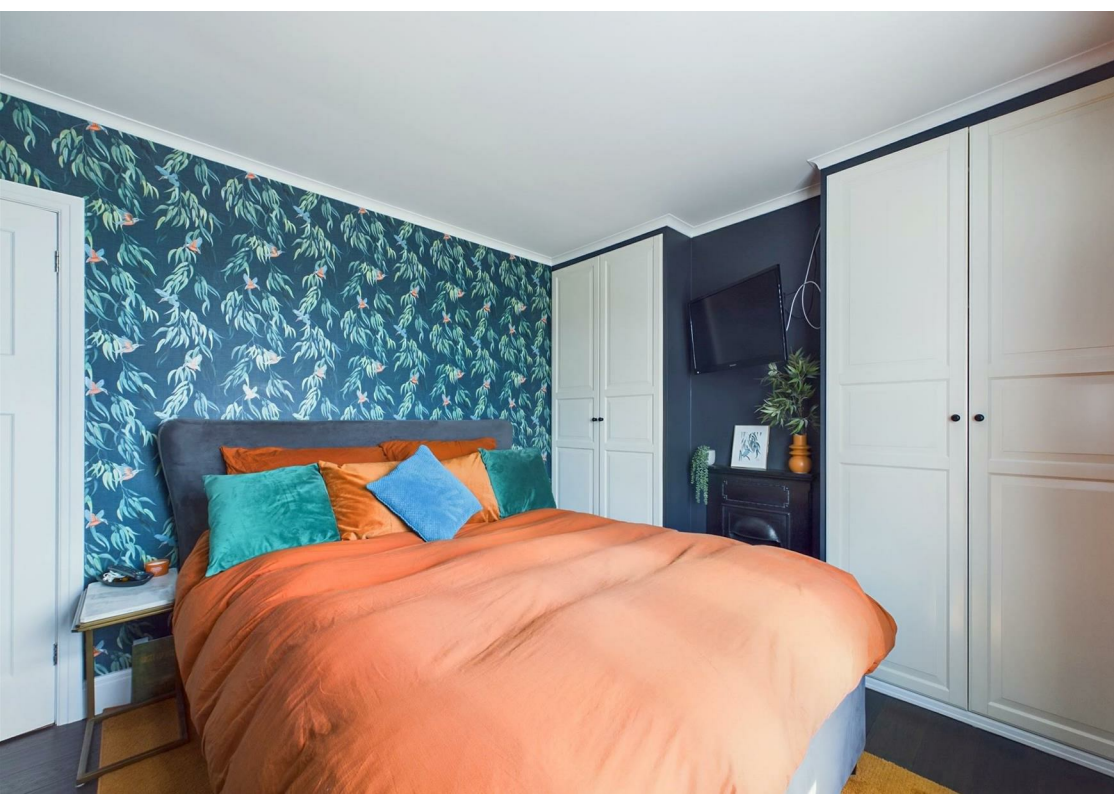
Upstairs, 3 bedrooms each feature fitted wardrobes, with the main bedroom enjoying the luxury of an en-suite shower room. Additionally, access to the loft is facilitated via a fitted timber ladder, providing a further storage space with lighting.

Outside, the property boasts a fantastic enclosed rear garden that features a manageable lawn, multiple patio areas and access to external power and water points, ideal for outdoor relaxing and entertaining. A detached, insulated studio outbuilding with power access offers flexible space, perfect for a home office, gym or an additional reception area.

Completing this exquisite home is a driveway and side car-port which combine to provide ample parking for multiple vehicles.

- Extended semi-detached home
- Beautifully-presented throughout
- A short walk from Arnold's excellent amenities, reputable schools and bus services
- Bright and spacious lounge with a feature fireplace
- Stunning open plan dining kitchen
- Ground floor modern bathroom
- Three first floor bedrooms (main bedroom with an en-suite)
- Superb rear garden with a variety of patio seating areas
- Detached and insulated outbuilding (home working area, gym or further reception space)
- Driveway and car-port provide ample off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
94.63 m<sup>2</sup>  
1018.56 ft<sup>2</sup>

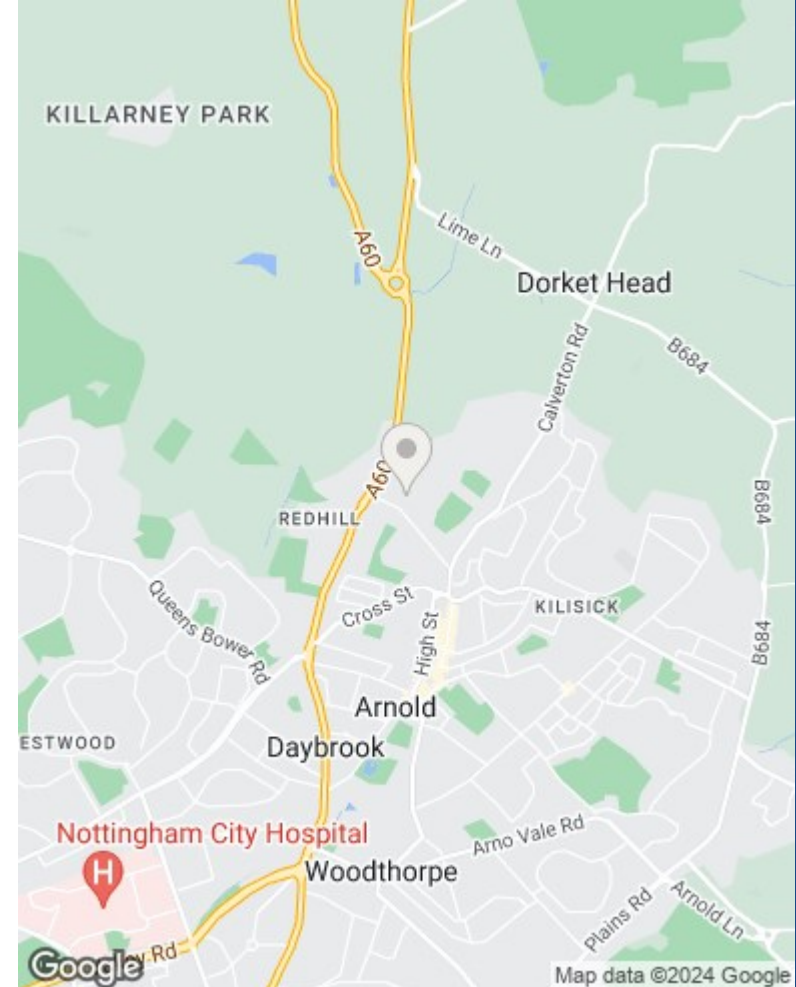
**Reduced headroom**  
0.3 m<sup>2</sup>  
3.18 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: B**  
**Gedling Borough Council**  
**Freehold**

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