



DavidJames
the estate agent

Springfield Road, Redhill, Nottingham, NG5 8JN

Guide Price £400,000

About This Property

GUIDE PRICE £400,000 - £450,000 This extended detached home offers beautifully-presented family accommodation just a short walk from countryside, Arnold's shopping facilities and the outstanding Ofsted-rated Redhill Academy!

The ground floor boasts the luxury of underfloor heating throughout, with an entrance hall leading to a generous lounge, which features a focal-point electric fire and a bay window which fills the room with natural light.

The lounge flows into the stunning extended open-plan family dining kitchen, which serves as the heart of the home. The kitchen is equipped with a feature island and an extensive range of soft-close units with cleverly-designed storage carousels. Integrated appliances include both a full-height fridge and freezer, 2 Bosch self-cleaning ovens, an induction hob with extractor and a dishwasher. The family/dining area offers a great space for entertaining, completed by the slide-and-swing Deceuninck doors that open to the patio for seamless indoor-outdoor living.

The separate utility room provides space for laundry appliances as well as access to the modern cloakroom/WC.

The first floor boasts 3 double bedrooms, with bedrooms 3 and 4 having wardrobes and bedroom 2 enjoying the convenience of an en-suite. The family bathroom is tastefully finished with a modern 3-piece suite plus waterfall taps, a towel radiator and a backlit mirror.

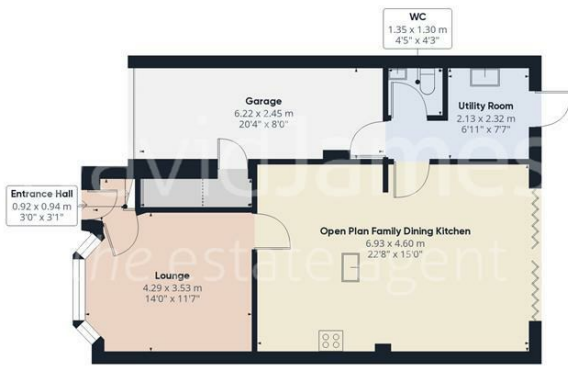
The top floor is dedicated to the main bedroom suite, offering a private retreat complete with plenty of storage. The luxurious en-suite features a WC, vanity sink with backlit mirror, a shower cubicle with twin showerheads and a Jacuzzi-style bath with body jets and in-built lighting.

Outside, the southerly-facing garden is designed for low-maintenance living, with a paved patio seating area leading to a lawn with space for a shed plus both external power and water. At the front, there is hardstanding parking plus an integral garage with power, lighting and an electric roller-shutter door.



- Extended detached family home
- A short walk from open countryside, Arnold's amenities and the outstanding Ofsted-rated Redhill Academy
- Ground floor underfloor heating system
- Good-sized lounge with a feature electric fire
- Stunning open plan family dining kitchen with a separate utility room
- Four double bedrooms with two en-suites
- Top floor main bedroom with a luxury en-suite and Jacuzzi-style bath
- Modern family bathroom with a three-piece suite
- Beautiful southerly-facing lawned rear garden with an initial patio seating area
- Hardstanding parking and an integral garage with an electric roller-shutter door





Floor 0



Floor 1



Floor 2



Approximate total area*

146.2 m²
1573.68 ft²

Reduced headroom

8.96 m²
96.44 ft²

(1) Excluding balconies and terraces

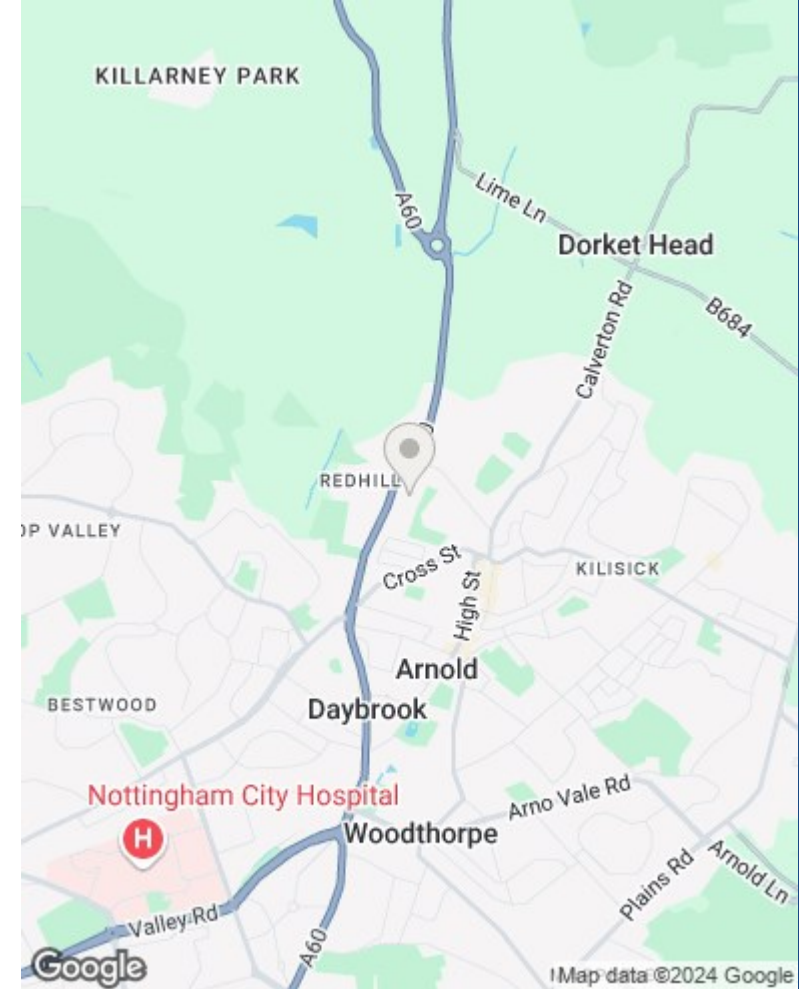
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: C
Gedling Borough Council
Freehold

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