



Salcombe Drive,  
Redhill, Nottingham  
NG5 8JF

**£330,000 Freehold**



\*\*\* GENEROUS PLOT, POTENTIAL TO IMPROVE AND DEVELOP\*\*\*

Robert Ellis Estate Agents are delighted to bring to the market this EXTENDED FOUR BEDROOM, DETACHED FAMILY PROPERTY SITUATED ON A GENEROUS PLOT WITHIN REDHILL, NOTTINGHAM.

The detached family home was built in approximately 1956 and extended at a later date. This property is located in a quiet residential area of private homes, situated just off Mansfield Road and is a stone's throw away from Arnold town center.

Within Arnold's town center, there is a diverse range of bars, restaurants, retail and supermarkets including Iceland, Sainsbury's and Asda. Alongside these stores, you can easily find the Lidl and Aldi situated in Daybrook down the road. There have recently been new bars open such as Dexter's, Sasha and a new Irish bar. The high street has seen new retail shops open over the past few years such as ourselves, Saxtons and more. This has generated growth and activity within the local high street which has been welcomed within the Arnold community. If you are looking for a bite to eat, there are multiple restaurants on offer such as Emilio's Greek restaurant, Istanbul restaurant, Sprinters premier steakhouse and on the edge of Redhill, Lakeside restaurant and wedding venue. Down the road in Calverton is Springwater Gardens which is definitely worth a visit! There are multiple primary schools such as Arnold Mill Primary and Nursery, Coppice Farm, Killisick Junior and more. There are also secondary schools, the Arnold Hill Academy and Redhill Academy.

Within Arnold are excellent transport links which will allow you to travel to both Mapperley and Sherwood's high streets, which both feature several bars and restaurants. There are many open spaces within Arnold, such as Anot Hill Park and Woodthorpe Grange Park. Woodthorpe Grange Park is situated off Mansfield Road (A60) with its own car park allowing residents to either walk or drive to its location and enjoy a brisk walk, long picnic or dog walk/ run around the park. It is well maintained throughout the year, whilst being a short distance away from Sherwood's high street. If you are looking for a feel of the countryside in the city, these little escapes are ideal, along with having Gedling Country Park and Bestwood Country Park if you are searching for a slightly bigger adventure.

Upon entry you are welcomed into the storm porch leading to the inner entrance hallway, which flows into the living room and dining room. On the ground floor you will find a fitted kitchen and ground floor WC.

The stairs lead to the first-floor landing with a further FOUR bedrooms, family bathroom and a separate W/C.

The front offers a block paved driveway for off the road car standing and a garden with a lawned area, a carport at the side of the property offers further hard standing leading to the rear enclosed landscaped rear garden with mature shrubs and trees to the boundaries and a FRESTANDING brick-built garage. Good potential for a number of alterations.

A viewing is ESSENTIAL to appreciate the SIZE and LOCATION of this fantastic opportunity - Contact the office before it's too late.



### Entrance Porch

French doors to the front elevation. UPVC double glazing (as are the external windows and doors throughout the house)

### Hallway

Window to the side elevation, wall mounted radiator and ceiling light point, staircase leading to first floor landing, metre cupboard with additional storage and hanging space. Phone socket and heating thermostat. Panelled door leading through to:

### Ground Floor W.C

2'7 x 5'8 approx (0.79m x 1.73m approx)

Located under the stairs. Window to the side elevation, pedestal hand wash basin, low level flush W.C, tiled splashbacks, gas meter and ceiling light point.

### Kitchen

14'08 x 9'10 approx (4.47m x 3.00m approx)

Range of matching wall and base units incorporating laminate work surface. Tiled splashback. Integral eye-level Belling double oven and four ring Bosch gas hob. Stainless steel sink facing rear garden. Space and plumbing for automatic washing machine, freestanding tumble dryer, freestanding dishwasher and freestanding fridge freezer. Floor mounted gas central heated boiler. Ceiling light point. Door to the side elevation. Window to the rear. Water stop cock. Panelled doors lead off into:

### Dining Room

15'05 x 9'04 approx (4.70m x 2.84m approx)

Patio window to the rear elevation with access door to rear garden. Wall mounted double radiator. Ceiling and wall light point. Internal glazed partition and sliding doors leading into:

### Living Room

14'09 x 11'11 approx (4.50m x 3.63m approx)

Sectional bay window to the front elevation. Curved radiator underneath bay window. Feature stone fireplace incorporating electric heater. Gas point available. Panelled door leading to entrance hallway.

### First Floor Landing

Loft access hatch with fitted loft ladder. Well insulated loft houses header tanks for heating and hot water systems. Loft free of cross beams, ideal for extension. Ceiling light point. Panelled doors lead into:

### Bedroom 1

11'08 x 15'05 approx (3.56m x 4.70m approx)

Sectional bay window to the front elevation. Ceiling light point. Wall mounted radiator. Built in wardrobe offering additional storage space.

### Bedroom 2

11'06 x 9'04 approx (3.51m x 2.84m approx)

Window to the rear elevation. Views over gardens and fields towards Bestwood. Ceiling light point. Wall mounted radiator.

### Bedroom 3 (Above Driveway)

12'04 x 11 approx (3.76m x 3.35m approx)

Window to the front and rear elevation. Ceiling light point. Wall mounted radiator. Wash hand basin with hot and cold taps above.

### Bedroom 4

7'08 x 7'05 approx (2.34m x 2.26m approx)

Window to the front elevation over the porch. Ceiling light point. Wall mounted radiator. Built in wardrobe over stairs providing additional storage space.

### Family Bathroom

5'5 x 7'06 approx (1.65m x 2.29m approx)

Window to the rear elevation. Panelled bath with electric Triton shower above. Pedestal wash hand basin. Tiled splash backs. Airing cupboard housing hot water cylinder with additional storage. Ceiling light point. Wall mounted radiator.

### First Floor W.C

4'07 x 2'06 approx (1.40m x 0.76m approx)

Window to the side elevation. Low level flush W.C. Ceiling light point.

### Front Garden / Driveway

Block paved driveway. Garden lawn with brick wall to the boundary. Carport to side providing further dry car storage space. UPVC soffits and house guttering.

### Back Garden

Large enclosed garden being made mainly to lawn. Good sandy loam soil for planting/growing. Central stone path. Hedges and fences to the boundaries. Mature shrubs and trees. Outside tap. Private and sheltered with views over neighbouring fields towards Bestwood and the Colliers Path.

### Garage

Brick built garage with up and over door to the front elevation. Power and lighting. Loft for storage. Side access door and window. Tiled roof. Outbuilding/Tool Shed and water butt to rear.

### Council Tax

Local Authority: Gedling

Council Tax Band: D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.