



**Henry Street  
Redhill, Nottingham NG5 8JW**

**Asking Price £365,000 Freehold**

A DETACHED THREE-BEDROOM FAMILY PROPERTY, SET ON A GENEROUS CORNER PLOT WITH PLANNING FOR A FURTHER DWELLING. SITUATED WITHIN REDHILL, NOTTINGHAM.



\*\*\* GENEROUS PLOT WITH PLANNING PASSED FOR AN ADDITIONAL DWELLING \*\*\*

Robert Ellis Estate Agents are delighted to bring to the market this THREE BEDROOM, DETACHED FAMILY PROPERTY SITUATED ON A GENEROUS CORNER PLOT WITHIN REDHILL, NOTTINGHAM. This detached family home is being sold with the benefit of planning permission for an additional dwelling to be constructed.

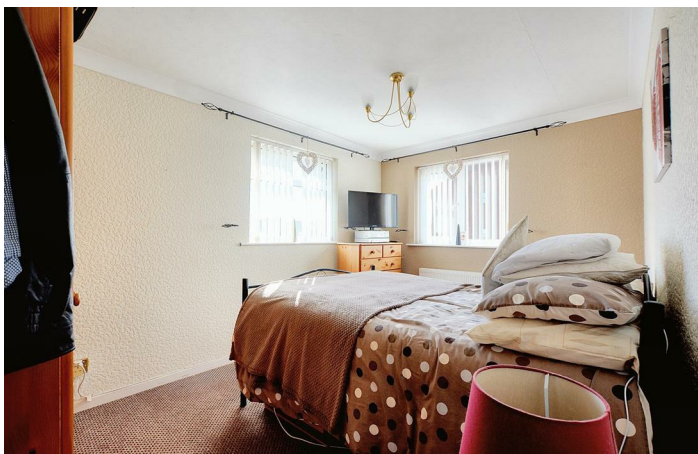
This property is located in a quiet residential area of private homes, situated just off Mansfield Road, and is a stone's throw away from Arnold town centre. Within Arnold's town centre, there is a diverse range of bars, restaurants, retail and supermarkets including Iceland, Sainsburys and Asda. Alongside 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 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. Down the road in Calverton there is Springwater Gardens which is also well 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 that 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 Arnot Hill Park and Woodthorpe Grange Park. Woodthorpe Grange Park is situated off Mansfield Road (A60) with its 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. If you are looking for a feel of the countryside in the city, these little escapes are ideal, along with Gedling Country Park and Bestwood Country Park if you are searching for a slightly bigger adventure.

The existing detached property comprises an entrance hallway, dining kitchen and living room to the ground floor, with three bedrooms and a family bathroom to the first floor. Driveway and garage to the front and a large enclosed rear garden.

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



## Front of Property

The property sits on a large corner plot with a large paved patio driveway. Access to freestanding garage. Fencing surrounding.

## Kitchen Diner

16'03" x 16'01" approx (4.95m x 4.90m approx)

UPVC double glazed entrance door to the front elevation. The bright and spacious kitchen diner benefits from having UPVC double glazed windows to both front and side elevations. Range of matching contemporary wall and base units incorporating laminate worksurfaces above. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Coving to the ceiling. 1.5 bowl stainless steel sink with dual heat tap above. Integrated oven with 4 ring stainless steel gas hob. Stainless steel extractor hood over. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Space and point for freestanding fridge freezer. Under the stairs storage cupboard providing useful additional storage space. Worcester Bosch gas central heating combination boiler providing hot water and central heating throughout the property. Internal door leading into Inner Entrance Hallway

## Inner Entrance Hallway

UPVC double glazed leaded door to the side elevation leading to the enclosed rear garden. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Carpeted staircase to First Floor Landing. Internal doors leading into Living Room and Open Plan Kitchen Diner

## Living Room

16'5" x 10'10" approx (5.00m x 3.30m approx)

UPVC double glazed sliding patio doors to the rear elevation leading to the enclosed rear garden. UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating stone surround and hearth with inset living flame electric fireplace.

## First Floor Landing

Glazed window to the side elevation. Carpeted flooring. Ceiling light point. Coving to the ceiling. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

## Bedroom 1

13' x 9'01" approx (3.96m x 2.77m approx)

UPVC double glazed windows to both front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

## Bedroom 2

11'01" x 9'03" approx (3.38m x 2.82m approx)

UPVC double glazed windows to both side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

## Bedroom 3

10'2" x 6'08" approx (3.10m x 2.03m approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

## Family Bathroom

8'01" x 6'07" approx (2.46m x 2.01m approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Coving to the ceiling. 3 piece suite comprising of a panel bath with hot and cold taps and mains fed shower above, pedestal wash hand basin with hot and cold taps and a low level flush WC. Storage cupboard with shelving providing useful additional storage space

## Rear of Property

Large gardens to the side and rear elevation of property being made mainly to lawn. Decked area with space for Summer House. Space for shed. Fencing surrounding. Access into Garage

## Garage

Large freestanding sectional garage.

## Council Tax

Local Authority Gedling  
Council Tax band C

## Agents Notes:

This detached family home is being sold with the benefit of planning permission for an additional dwelling to be constructed. Planning application number: 2023/0741

## Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 20mbps Ultrafast 100mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

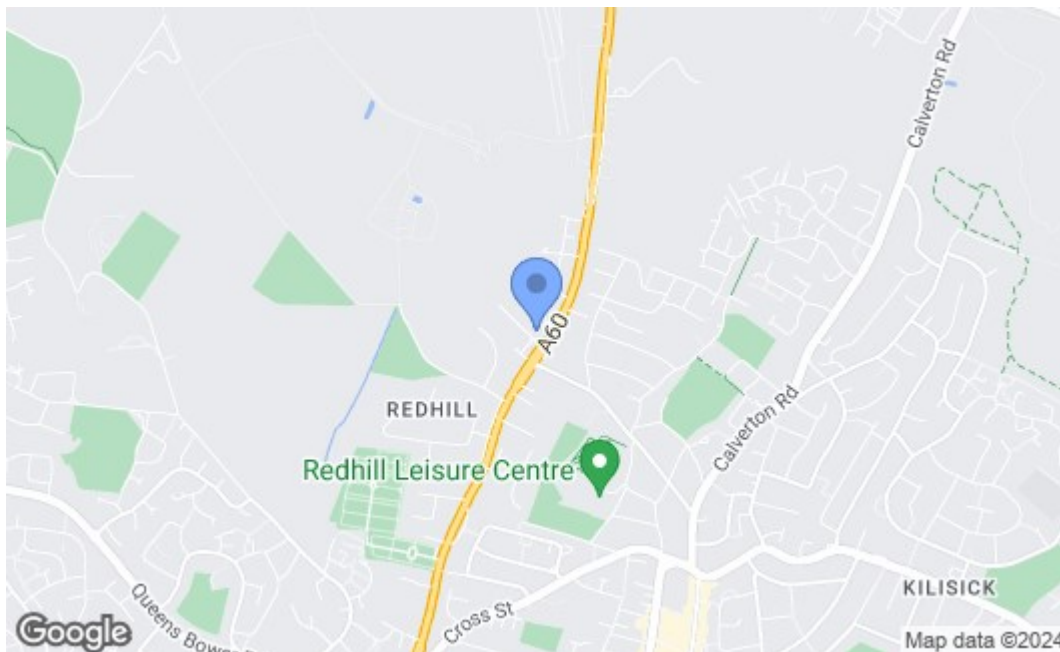
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	62	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales 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.