



**Cherry Close**  
**Redhill, Nottingham NG5 8GS**

**Guide Price £425,000 Freehold**

A LARGE FIVE BEDROOM DETACHED  
FAMILY PROPERTY ON A DOUBLE PLOT





\*\* PRICE GUIDE £425,000 - £450,000 \*\*

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC FIVE BEDROOM DETACHED family property located on a DOUBLE PLOT in the sought after area of Redhill, NOTTINGHAM.

The property is situated on Cherry Close, a popular location a short walk from the high street in the area of Redhill, Nottingham. Being situated just off Cross Street and a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry you are welcomed into the entrance porch leading to the entrance hallway which flows into the large living/dining room, extended fitted kitchen, dining room and ground floor WC. With access to the large enclosed landscaped garden and modern paved patio areas.

The stairs leading to the first floor landing with FIVE bedrooms, family bathroom and en-suite bathroom.

The front offers spacious hard standing for parking, secure gated access to the rear garden. To the rear is an enclosed landscaped garden with mature shrubs, trees and fencing to the boundaries along with a feature pond and raised modern Patio areas.

A viewing is ESSENTIAL to appreciate the SIZE and LOCATION of this fantastic opportunity, contact the office to arrange your viewing today.



### Entrance Porch

7' x 3'2 approx (2.13m x 0.97m approx)

Double glazed wooden door to the side, UPVC double glazed window to the side, tiled floor, ceiling light point, radiator, panelled doors to:

### Cloaks/WC

2'10 x 6'5 approx (0.86m x 1.96m approx)

Low flush w.c., corner vanity wash hand basin with tiled splashback, tiled floor, radiator, UPVC double glazed window to the front, ceiling light point.

### Entrance Hallway

11'8 x 11'6 approx (3.56m x 3.51m approx)

UPVC double glazed window to the side, radiator, ceiling light point. Stairs to the first floor and panelled doors to:

### Open Plan Lounge/Diner

10'11 x 23'4 approx (3.33m x 7.11m approx)

This dual aspect lounge/diner benefits from having a UPVC double glazed picture window to the front with UPVC double glazed French doors to the rear opening out to the garden with additional UPVC leaded glazed windows to the side, feature fireplace incorporating a wooden mantle, stone hearth and surround with a Living Flame gas fire, two radiators, ceiling light point, coving to the ceiling.

### Extended Fitted Dining Kitchen

13'8 x 22'5 approx (4.17m x 6.83m approx)

This extended modern dining kitchen benefits from having a range of matching wall and base units incorporating laminate and stone work surface over, under counter stainless steel sink with swan neck mixer tap above having a water filter, space and point for a free standing Range cooker integrated dishwasher, mosaic tiled splashbacks, UPVC double glazed window and door to the rear, tiled floor, double radiator, space and point for a free standing fridge freezer, under counter pelmet lighting, stainless steel splashback, extractor hood, ceiling light points, panelled doors to:

### Understairs Pantry

Providing useful additional storage space with ample shelving, light and alarm control panel.

### Dining Room

10'8 x 10'3 approx (3.25m x 3.12m approx)

UPVC double glazed window to the rear, ceiling light point, coving to the ceiling, radiator, laminate flooring.

### First Floor Landing

Velux roof light providing natural daylight into the stairwell, ceiling light point and panelled doors to:

### Bedroom 1

10'3 x 11' approx (3.12m x 3.35m approx)

UPVC double glazed window to the front, radiator, ceiling light point, built-in wardrobes providing ample storage space with sliding mirror doors.

### Bedroom 2

10'2 x 12'6 approx (3.10m x 3.81m approx)

UPVC double glazed picture window to the rear overlooking the garden, radiator, ceiling light point, laminate flooring, built-in wardrobes with sliding mirror door providing ample additional storage space.

### Bedroom 3

9'5 x 12'4 approx (2.87m x 3.76m approx)

UPVC double glazed window to the rear, radiator, ceiling light point, loft access hatch and panelled door to:

### En-Suite

2'8 x 7'11 approx (0.81m x 2.41m approx)

A modern three piece suite comprising of a walk-in shower enclosure with electric Triton shower above and tiled splashbacks, wall hung vanity wash hand basin with mosaic style splashback, low flush w.c., chrome heated towel rail, recessed spotlights to the ceiling and built-in extractor fan.

### Bedroom 4

7'3 x 15'5 approx (2.21m x 4.70m approx)

UPVC double glazed window to the front, double radiator, built-in wardrobes with sliding mirror doors, laminate flooring, ceiling light point.

### Bedroom 5

7'6 x 7'8 approx (2.29m x 2.34m approx)

UPVC double glazed window to the front, radiator, ceiling light point, built-in storage cupboard over the stairs providing useful additional storage space.

### Bathroom

8'7 x 7'11 approx (2.62m x 2.41m approx)

UPVC double glazed window to the rear, four piece suite comprising of a panelled bath, pedestal wash hand basin, low flush w.c., walk-in shower enclosure with an electric shower above, heated towel rail, recessed spotlights to the ceiling, radiator.

### Outside

The property sits on a spacious double plot located off a private road, within close walking proximity of Arnold High Street. To the front of the property there is a large driveway providing ample off road parking, gardens wrap around the property to the front, side and rear elevations with mature hedges to the boundaries.

To the rear there are several patio areas with a modern re-fitted raised patio accessed via French doors from the living room. Large greenhouse, pergola offering additional seating space and a raised pond including a water feature. Space for a garden shed with mature shrubs and trees planted to the borders and small orchard. The property offers excellent additional potential to further extend or develop, subject to a buyers needs and requirements and the necessary permissions being obtained. Secure gated access to the front elevation, outside taps, outside security lighting, two raised patio areas with glass and stainless steel balustrades and inset lighting.

### Integral Garage

15'4 x 17'10 approx (4.67m x 5.44m approx)

Double garage with electric up and over door, light, power, wall mounted Worcester Bosch gas central heating boiler, space and plumbing for an automatic washing machine, space and point for a free standing tumble dryer, hot and cold taps with space and point for additional free standing fridge freezers.

### Council Tax

Gedling Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

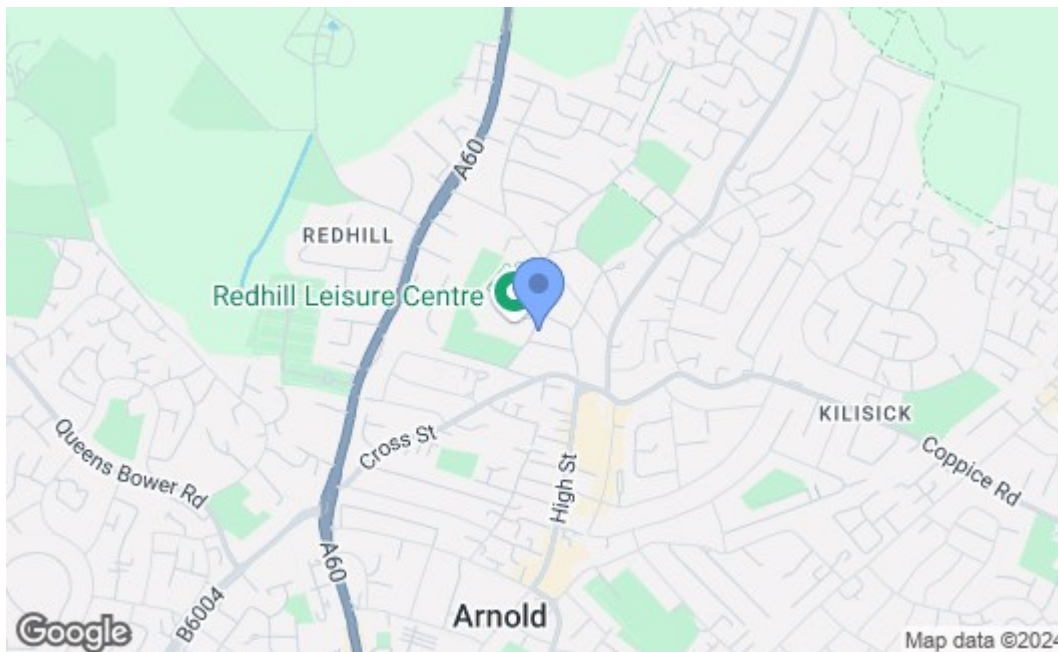
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(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.