



109 Redhill Road, Arnold, Nottingham, NG5 8GZ

Price Guide £315,000

- GUIDE PRICE £315,000 - £335,000
- Large Lounge and Spacious Open Plan Lounge/Kitchen/Diner
- Family Shower Room and Ensuite Bathroom
- Landscaped Rear Garden
- Substantial Four Bedroom Semi Detached House
- Utility Room and Downstairs W.C
- Gated Driveway and Store

109 Redhill Road, Nottingham NG5 8GZ

GUIDE PRICE £315,000 - £335,000 - Substantial, Extended Four Bedroom Semi Detached House. The property has been extensively extended to the side and rear and offers very spacious and adaptable accommodation. Four Bedrooms. Shower Room and Ensuite Bathroom. Lounge and Open Plan Lounge/Kitchen/Diner. Utility Room and Downstairs W.C. Externally there is a gated block paved driveway, a store and a large landscaped garden to the rear.



Council Tax Band:



Entrance Hall

Tiled flooring. Window to the side elevations. Stairs to the first floor. Doors to the Lounge, W.C and Open Plan Lounge/Kitchen/Diner.

Lounge

11'7 x 12'11

Laminate wood effect flooring. Radiator. Wood burner. Window to the front.

W.C

Corner sink unit. Low level flush toilet. Window to the side elevation.

Lounge/Kitchen/Diner

27'7 x 17'2

Dining Area with Flagstone flooring. Wood burner. Door to the Utility Room. Opens up into the Breakfast Kitchen Area with vaulted ceiling. Island Unit. A range of modern base and wall units. Two roof windows. Window to the rear. French doors opening into the rear garden.

Utility Room

5'11 x 3'11

First Floor Landing

With doors to all Bedrooms and the Shower Room.

Bedroom

10'6 x 10'2

Spotlights to the ceiling. Window to the front. Radiator. Opens into the Ensuite.

Ensuite

8'2 x 4'11

Freestanding bath. Vanity unit with counter top sink unit. Low level flush toilet. Spotlights to the ceiling. Tiled flooring.

Bedroom

11'0 x 7'10

Window to the rear. Radiator. Built in cupboard.

Bedroom

8'10 x 7'7

Window to the rear. Radiator.

Bedroom

10'2 x 5'10

Window to the side and rear. Radiator.

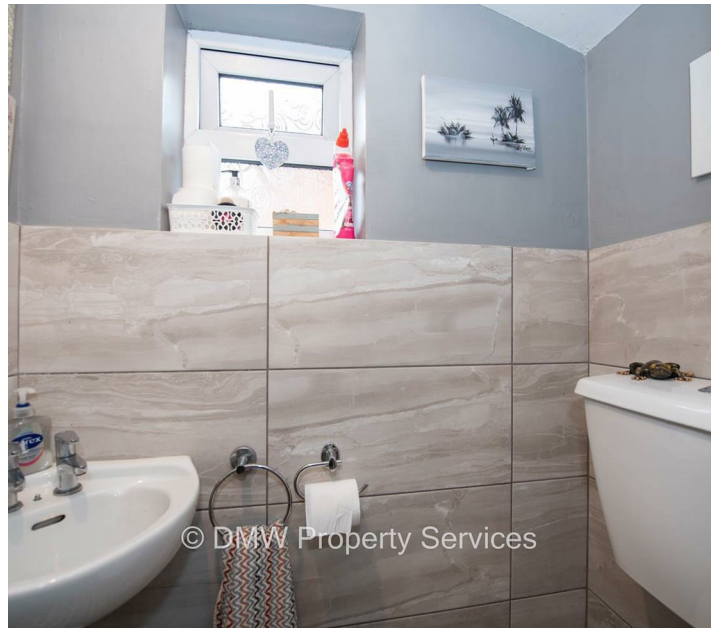
Shower Room

Built in shower cubicle. Low level flush toilet. Sink unit. Window to the side.

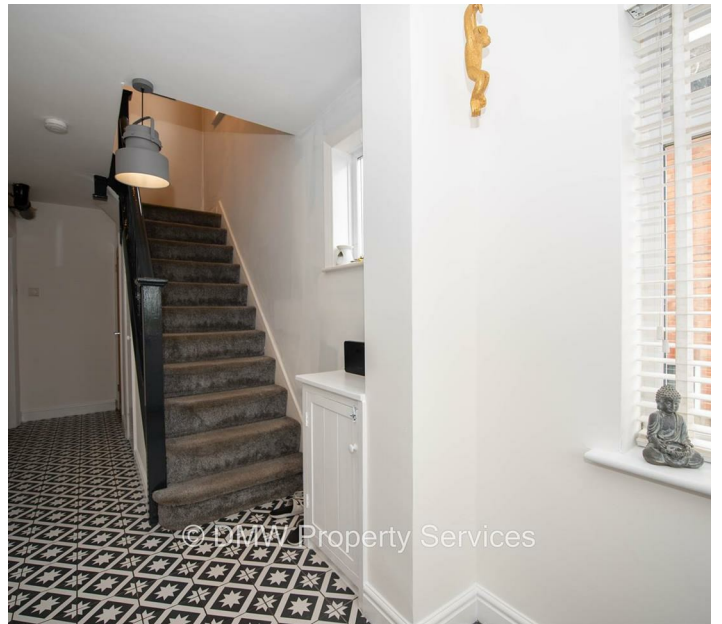
Exterior

Large Gated Blocked Paved Driveway to the front.

Wooden store. Large Landscaped Garden to the Rear.



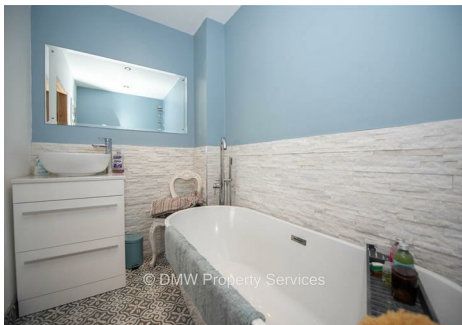
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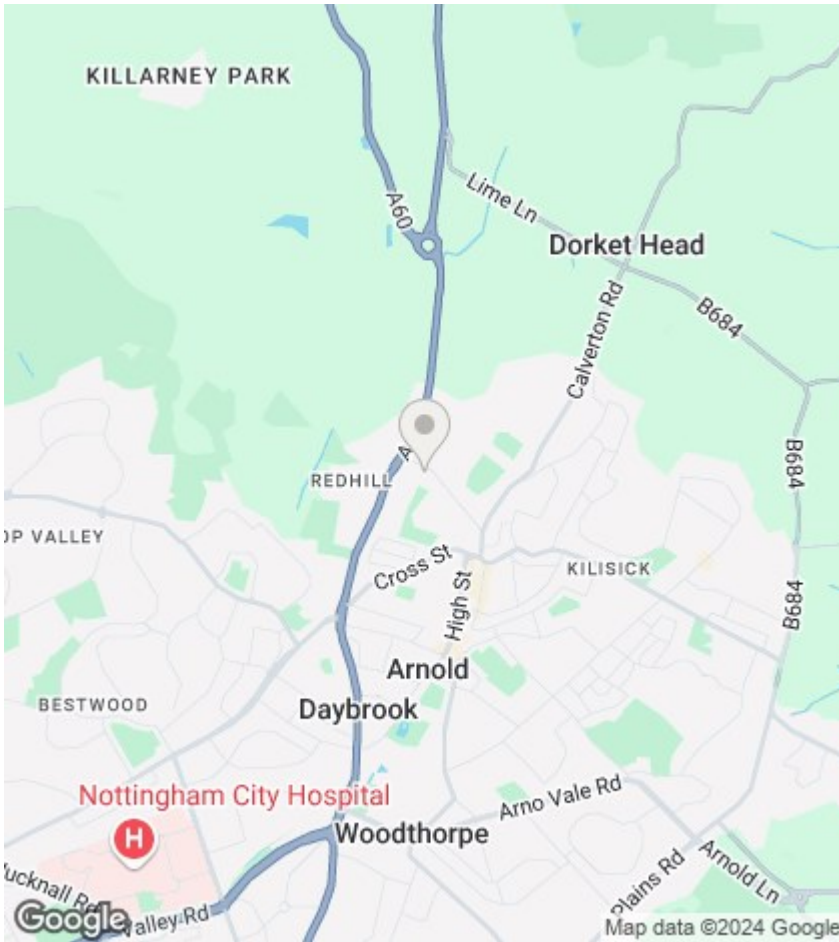


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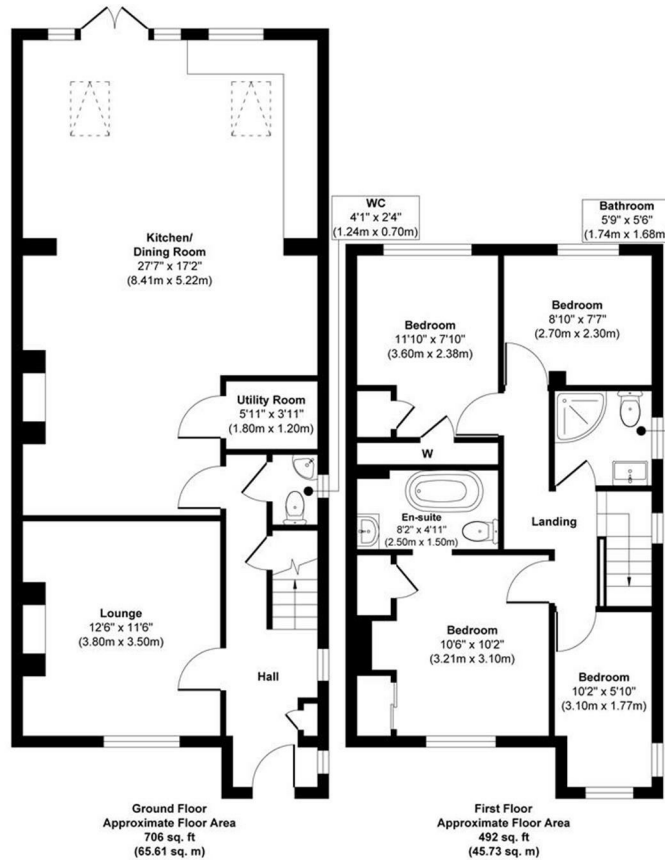
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1198 sq. ft / 111.34 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.