



295 Mansfield Road,
Redhill, NG5 8JL



295 Mansfield Road, Redhill, NG5 8JL

Thomas James are delighted to offer this traditional detached home to the market. The property provides spacious accommodation arranged over two floors comprising an entrance porch, an entrance hall, a bay fronted living room, a separate dining room, a recently fitted kitchen, a utility porch and a wc on the ground floor, with the first floor galleried landing giving access to three double bedrooms, a modern bathroom and a separate wc.

The property benefits from gas central heating and UPVC double glazing.

Set back from the road, the property is situated on a corner plot, with well maintained private gardens to the front, side and rear. A double garage and driveway provide off road parking for a number of vehicles.

Close to an excellent range of facilities including shops, schools, restaurants, a library, leisure centres, and country park, the property is also near to main roads and local transport links giving access to Nottingham City Centre.

Viewing is recommended.

Guide Price £330,000





Directions

Mansfield Road (A60) runs north from Nottingham City Centre. The property can be located close to the junction with Redhill Lodge Drive, Redhill.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Giving access to the:-

Entrance Porch

Tiled flooring, ENTRANCE DOOR to the:-

Entrance Hall

UPVC double glazed window to the side elevation, stairs off to the first floor, large cloaks cupboard, radiator, wall light points, coving to the ceiling, doors to the living room, the dining room, the kitchen and the:-

Ground Floor WC

Fitted with a low flush wc, and a corner wash hand basin.

Opaque UPVC double glazed window to the side elevation, tiled effect vinyl floor covering, ceiling light point.

Living Room

A bright, spacious room enjoying plenty of natural light with a walk in UPVC double glazed bay window to the front elevation, and three UPVC double glazed windows to the side elevation, feature wood burning effect electric stove set in a brick surround, radiator, coving to the ceiling, ceiling light point.

Dining Room

Walk in UPVC double glazed bay window to the side elevation, radiator, wall light points, coving to the ceiling.

Kitchen

Recently refurbished and fitted with a contemporary range of high gloss wall, drawer and base units in cream, under cabinet lighting, tiled splash backs, wood effect square edge work surfaces, stainless steel sink and drainer unit with a mixer tap, space and plumbing for a dishwasher, space for a fridge/freezer, integrated double fan assisted oven, and a four ring gas hob with a quartz splash back and stainless steel extractor hood over.

UPVC double glazed windows to the side and rear elevations, separate breakfast bar with a quartz work surface, ceiling spot lights, Kardean flooring, radiator, walk in PANTRY cupboard (with a ceiling light point, Kardean flooring, storage shelving, consumer unit, and a timber framed opaque single glazed window overlooking the garage), door to the:-

Utility Porch

Opaque UPVC double glazed window to the side elevation, ceiling light point, tiled flooring, large WALK IN STORE cupboard (with a ceiling light point), personnel door to the garage. Space and plumbing for a washing machine.

FIRST FLOOR ACCOMMODATION

First Floor Galleried Landing

An attractive landing area with two UPVC double glazed windows to the side elevation, and a further UPVC double glazed window to the front elevation, loft access hatch (to the partially boarded and fully insulated loft space above), wall light points, doors to three double bedrooms, the family bathroom and the separate wc.

Bedroom One

Walk in UPVC double glazed bay window to the front elevation, further UPVC double glazed windows to both side elevations, ceiling light point, radiator.

Bedroom Two

UPVC double glazed window to the side elevation, ceiling light point, radiator.

Bedroom Three

UPVC double glazed window to the side elevation, ceiling light point, radiator, storage cupboard with shelving, airing cupboard housing the Worcester Bosch combination boiler and the hot water cylinder.

Family Bathroom

Refitted with a modern suite comprising a panelled bath, a walk in shower enclosure with an Aqualisa mains fed power shower, and a wash hand basin with a vanity unit beneath.

Two opaque UPVC double glazed windows to the rear elevation, ceiling spot lights, chrome heated towel rail, fully tiled walls and floor, extractor fan.

Separate WC

Opaque UPVC double glazed window to the side elevation, half height tiling to the walls, ceiling spot lights. Fitted with a low flush wc.

OUTSIDE

Occupying a corner plot, the property enjoys privately enclosed gardens to the front, side and rear.

At the front of the property there is pedestrian gated access to the pathway which leads through the shaped lawn to the the patio seating area and in turn to the front entrance door. The pathway continues around the side of the property to a further patio at the rear of the property.

There are established trees, and attractive shrub and plant borders throughout the gardens, and mature hedges to the boundaries.

A wrought iron pedestrian gate leads out to Salcombe Drive.

Driveway

There are timber double gates from Salcombe Drive, giving vehicular access to the block paved driveway which provides off road parking for up to two vehicles, and in turn leads to the DOUBLE GARAGE.

Double Garage

With an electric up and over door, power and lighting connected, an external tap, two timber framed opaque single glazed windows to the side elevation, a UPVC glazed pedestrian door to the side garden, and a personnel door into the utility porch.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



DISCLAIMER NOTES

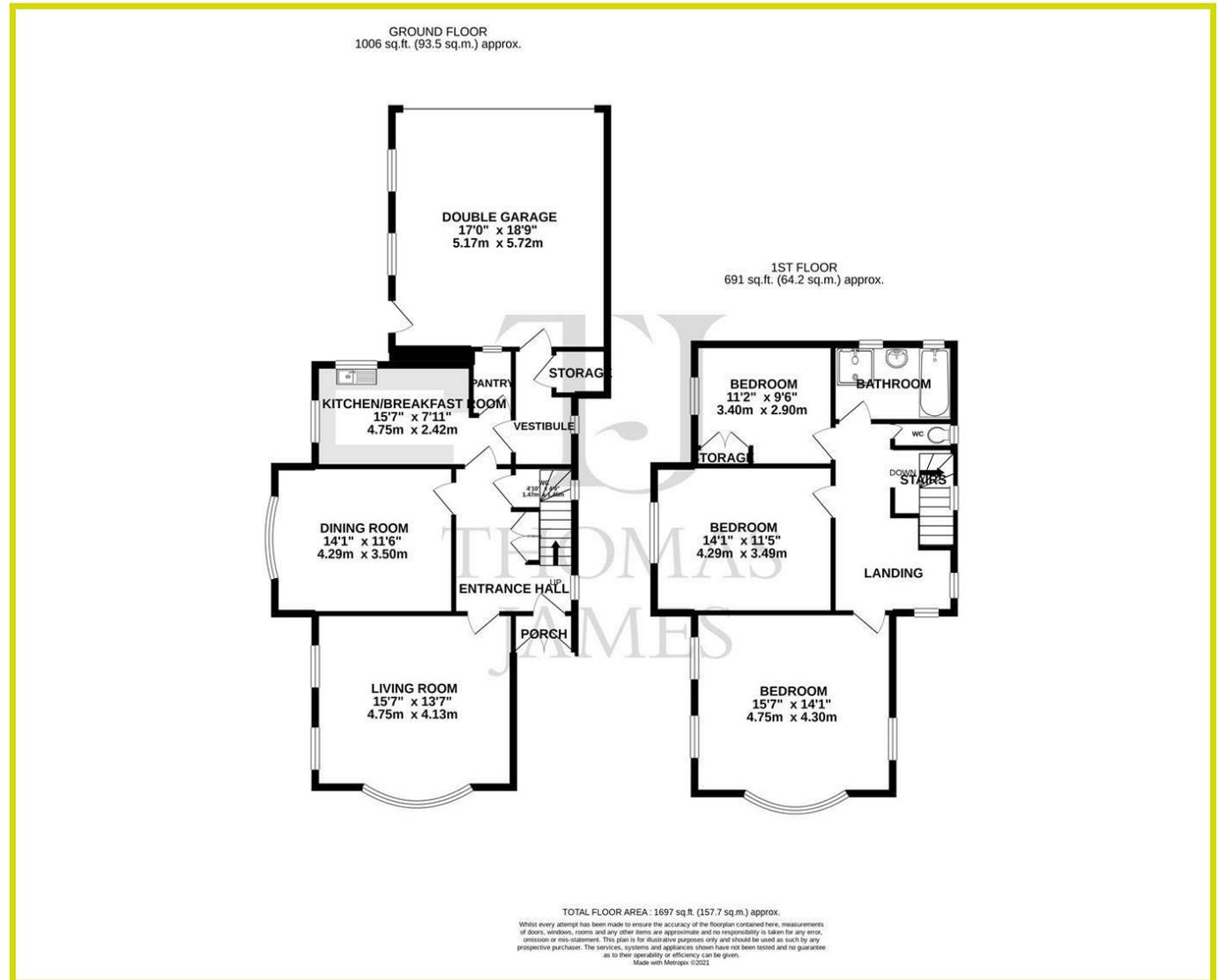
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	34
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



Thomas James Estate Agents
5 Flatts Lane, Calverton
Nottingham, NG14 6LA

Tel: 0115 856 1605
Email: calverton@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

