



2



1



2



C

**DavidJames**  
the estate agent

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

**£1,000 Per Calendar Month**



# About This Property

This beautifully-presented detached house offers an idyllic balance of countryside charm and suburban convenience, situated just a short walk from the stunning Bestwood Country Park and within easy access of Arnold's variety of shops, eateries, schools and frequent bus services. The house greets with an entrance hall and modern cloakroom/WC. The generous lounge is bright and welcoming, centred around a feature fireplace for cosy evenings in. There is a stunning modern dining kitchen, showcasing sleek Quartz worktops and high-quality appliances, with French doors opening to the rear garden. Two double bedrooms await upstairs; the main bedroom features abundant fitted wardrobes while the second boasts its own en-suite. A luxury shower room, doubling as an en-suite to the main bedroom, offers a rainfall shower within a mirrored cubicle and stylish vanity storage. Also accessed from bedroom two is a useful laundry room. The low-maintenance rear garden provides an excellent space for entertaining, while a detached outbuilding provides flexible space for a studio, home office or family room alongside a further separate section for ample storage. A driveway to the front assures convenient off-street parking for multiple vehicles.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: D

Pets: Not permitted

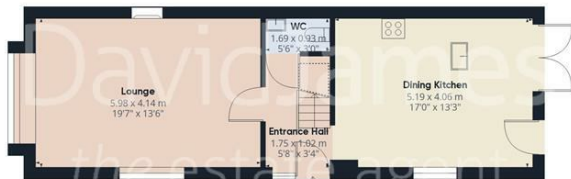
- Beautifully-presented detached house
- Two double bedrooms and laundry room
- Large lounge with feature fireplace and dual aspect windows
- Stunning open plan dining kitchen with Quartz worktops
- Superb family shower room with modern suite
- En-suite shower room with white suite
- Double glazing, gas central heating
- Low-maintenance rear garden with useful outbuilding
- Presscrete driveway providing off-street parking
- Situated in popular Redhill, close to ample amenities and the countryside











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>†</sup>

147.16 m<sup>2</sup>  
1584 ft<sup>2</sup>

Reduced headroom

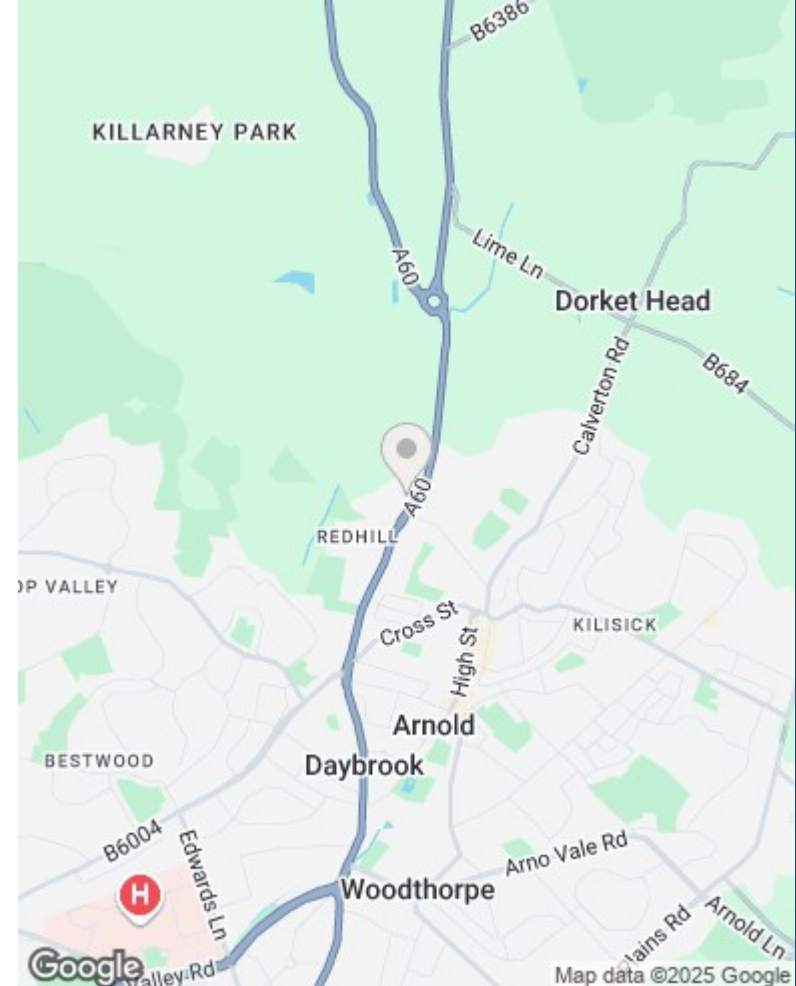
1.39 m<sup>2</sup>  
15 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Council Tax Band: D**  
**Gedling Borough Council**

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**DavidJames**  
the estate agent

David James Estate Agents  
45b Plains Road, Mapperley, Nottingham, NG3 5JU  
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark  
**PROTECTED**

**The Property Ombudsman**