



10 Stanstead Avenue, Rise Park, NG5 5BL

Guide Price £250,000



Marriotts



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- Cul-de-sac position
- Detached garage
- Through lounge diner
- Three bedrooms
- Extended kitchen
- NO UPWARD CHAIN

An immaculate three bedroom detached family house in a popular cul-de-sac location just off Rise Park Road, close to Hucknall Road, with both Bulwell Forest & Moor Bridge tram stops less than half a mile away. Stanstead Primary School is conveniently located at the end of the cul-de-sac.



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Overview

With elevated rear views towards Bestwood Country Park, the property also has UPVC soffits, fascias and double glazing, gas central heating and a driveway providing parking for several cars leading to a modern detached concrete sectional garage with power. Entrance hall with solid Mahogany front door, through lounge diner with a stone fireplace and gas fire, extended kitchen and upstairs there are three well-proportioned bedrooms, bathroom and separate toilet. Viewing strongly advised!

Entrance Hall

With solid Mahogany front entrance door and double glazed side panels, stairs to the first floor with an under-stair cupboard with light and housing the meters. Telephone point, radiator, and glazed panel doors to both the lounge diner and kitchen.

Lounge Diner

The lounge area has a stone fireplace, hearth and corner TV plinth with gas fire. Two radiators, two wall light points, two ceiling light points and from the dining area a double-glazed door sliding patio door leads out to the rear garden.

Kitchen

Being extended and fitted with a range of units with solid wooden doors, granite style worktops and breakfast bar and an inset stainless steel sink unit and drainer. Gas cooker point, plumbing for washing machine, concealed gas boiler, serving hatching from the dining area, UPVC double glazed side window and UPVC double glazed window and double glazed door to the rear.

First Floor Landing

UPVC double-glazed side window, loft access, airing cupboard housing the hot water cylinder and separate toilet with wooden flooring.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

Built-in double wardrobe, radiator and UPVC double glazed rear window with elevated view towards Bestwood Country Park.

Bedroom 3

Over-stair shelved cupboard, UPVC double glazed front window.

Bathroom

Consisting of bath with tongue and groove panel, electric shower and extractor with fully height tiling. Pedestal washbasin, radiator, tiled floor and UPVC double glazed rear window.







Outside

Double wrought iron gates lead onto the driveway and front lawned garden. The driveway extends to the side of the house providing ample off street parking with wall-mounted courtesy lighting. To the rear is a modern detached concrete sectional garage with up and over door, light, power and side door. To the rear is a paved patio which is accessed from the dining area, halogen security light and outside tap. Steps lead down to the lawn with plant and shrub borders, enclosed with a part fenced and part concrete panelled perimeter.

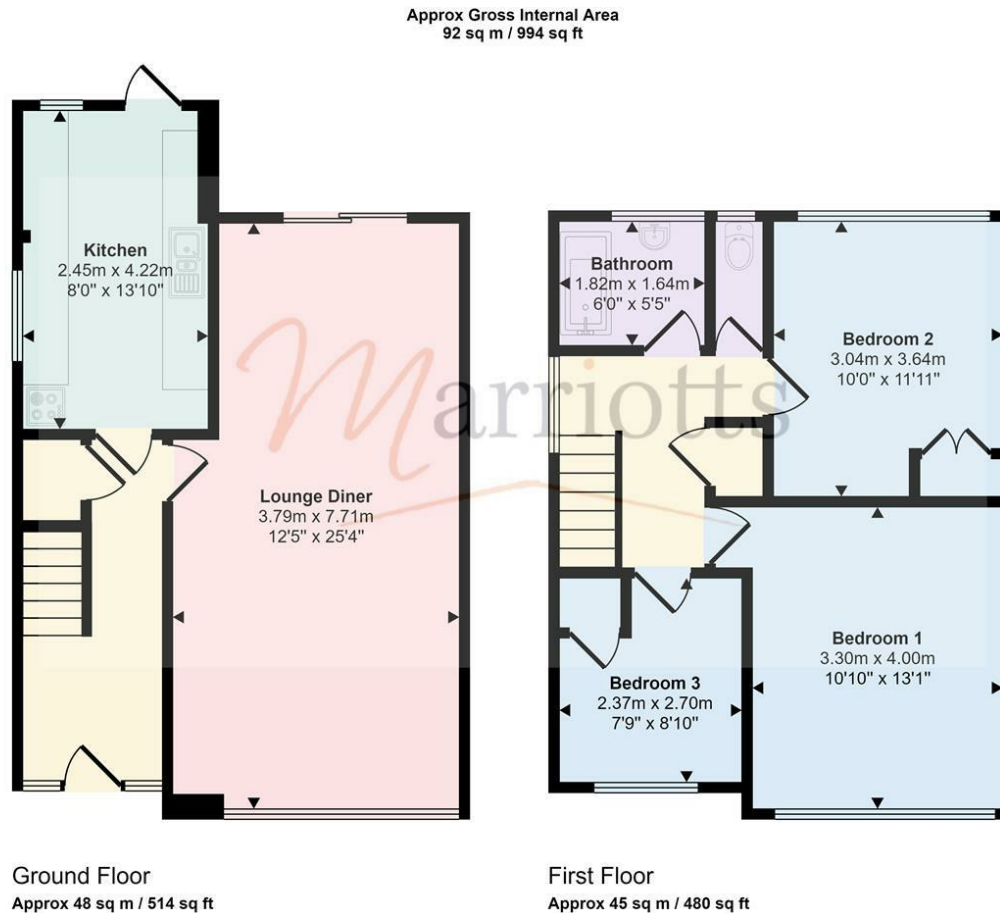
Useful Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band C



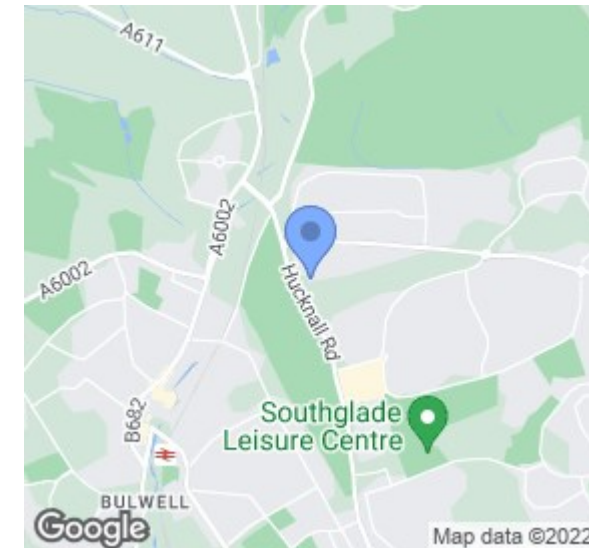




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.

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