

HoldenCopley

PREPARE TO BE MOVED

Rise Park Road, Rise Park, Nottinghamshire NG5 5BJ

Asking Price £230,000

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NO UPWARD CHAIN...

This three bedroom detached house offers the winning combination of indoor and outdoor space whilst being well presented throughout, perfect for any growing families. The property benefits from being sold to the market with no upward chain, ready to move straight in! Situated close to many local amenities such as shops, eateries, schools and excellent transport links with bus and tram routes located nearby as well as being a stones throw away from Bestwood Country Park providing lovely country walks. To the ground floor is a porch, an entrance hall, a spacious lounge/diner, a modern fitted kitchen, a conservatory and to the first floor are three good sized bedrooms serviced by a bathroom suite and separate W/C. Outside to the front of the property is a driveway providing off road parking and to the rear is a private enclosed garden with access to a converted garage.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Conservatory
- Bathroom Suite & Separate W/C
- Private Enclosed Garden
- Off Road Parking
- Converted Garage
- No Upward Chain





GROUND FLOOR

Porch
8'6" x 2'7" (2.6 x 0.8)
The porch has carpeted flooring and a single door providing access into the accommodation

Entrance Hall
14'9" x 5'10" (4.5 x 1.8)
The entrance hall has carpeted flooring, a wall mounted radiator and a single door providing access to the ground floor accommodation

Lounger/Diner
12'9" x 24'3" (3.9 x 7.4)
The lounge/diner has carpeted flooring, two wall mounted radiators, coving to the ceiling, a feature fireplace with a decorative surround, a TV point, space for a dining table and a UPVC double glazed window to the front elevation

Kitchen
8'2" x 12'9" (2.5 x 3.9)
The kitchen has laminate flooring, a range of fitted wall and base units with square edge worktops, a stainless steel sink with mixer taps and a drainer, tiled splashback, space for an oven, space for a an under counter fridge, a UPVC double glazed window and single door to the rear elevation

Conservatory
11'1" x 7'10" (3.4 x 2.4)
The conservatory has carpeted flooring, a wall mounted radiator, a UPVC double glazed window and door to the rear garden

FIRST FLOOR

Landing
6'2" x 9'6" (1.9 x 2.9)
The landing has carpeted flooring, a built-in cupboard, a UPVC double glazed window to the side elevation and provides access to a boarded loft and the first floor accommodation

Master Bedroom
11'5" x 12'9" (3.5 x 3.9)
The main bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bedroom Two
12'5" x 10'2" (3.8 x 3.1)
The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bathroom
5'6" x 5'10" (1.7 x 1.8)
The bathroom has carpeted flooring, a wall mounted radiator, a pedestal wash basin, a panelled bath with a wall mounted electric shower, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

W/C
2'3" x 5'6" (0.7 x 1.7)
This space has a low level flush W/C, partially tiled wall and a UPVC double glazed obscure window to the rear elevation

Bedroom Three
7'6" x 8'6" (2.3 x 2.6)
The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

OUTSIDE

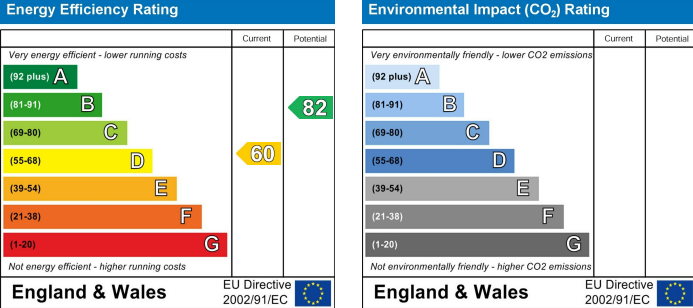
Front
To the front of the property is a lawned garden with a range of plants and shrubs, courtesy lighting and a driveway providing ample off road parking

Rear
To the rear of the property is a private enclosed garden with a patio area, an outdoor tap, a lawn, a range of plants and shrubs, panelled fencing and access to a converted garage

Garage
The garage is accessed to the rear of the property and benefits from being converted along with a vehicle pit

DISCLAIMER
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Approx. Gross Internal Area of the Ground floor:
585.13 Sq Ft - 54.36 Sq M
Approx. Gross Internal Area of the Entire Property:
1045.82 Sq Ft - 97.16 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
460.7 Sq Ft - 42.8 Sq M
Approx. Gross Internal Area of the Entire Property:
1045.82 Sq Ft - 97.16 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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