

# HoldenCopley

PREPARE TO BE MOVED

Abbotsbury Close, Rise Park, Nottinghamshire NG5 5AL

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Asking Price £270,000 - £300,000

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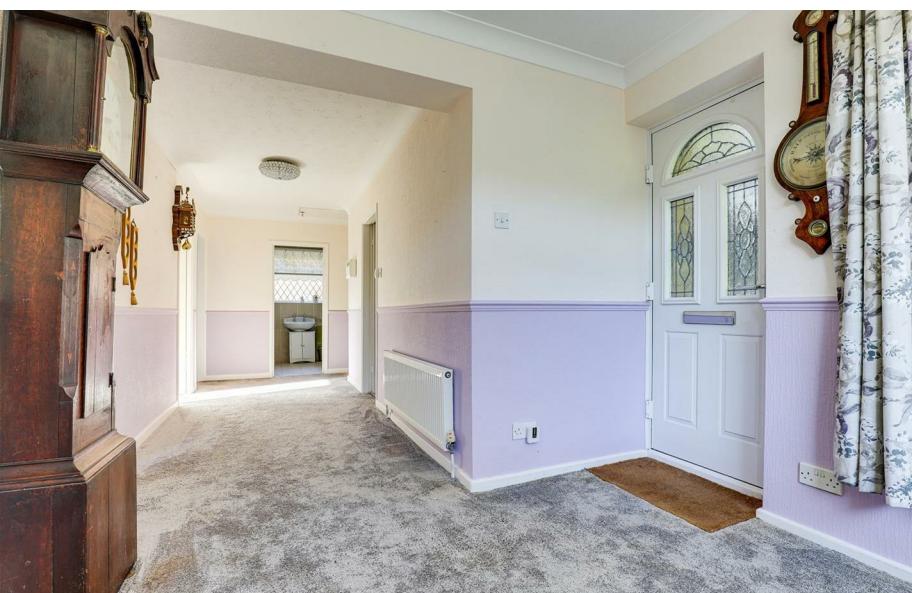
GUIDE PRICE £270,000 - £290,000

NO UPWARD CHAIN...

Situated in a sought-after residential area, this three-bedroom detached bungalow offers an excellent opportunity for buyers looking for single-storey living. Set on a generous corner plot with the benefit of solar panels and easy access to a wide range of local shops, amenities, and excellent transport links, making it a convenient and desirable place to call home. Upon entering the property, a spacious entrance hall provides access to all rooms, creating a welcoming and practical layout. The living room is bright and inviting, offering a comfortable space to relax or entertain. The fitted kitchen is well-equipped with ample storage and workspace, designed for convenience and everyday functionality. There are three well-proportioned bedrooms, each benefiting from fitted wardrobes that provide plenty of storage while maintaining a clean and tidy appearance. The property also features a four-piece bathroom suite, complete with a bath, separate shower, wash basin, and WC. The outside space is just as impressive, offering a well-maintained and private setting. The gardens feature gravelled areas, mature shrubs, bushes, and trees, adding character and charm. A block-paved patio provides the perfect spot for outdoor dining or relaxing, while a pond and raised gravelled seating area enhance the tranquil atmosphere. There is also a shed for additional storage and an outside tap for convenience. The property benefits from a block-paved driveway, providing ample off-road parking and giving access to a spacious garage with an up-and-over door and additional storage space. Located in a popular and well-connected area, this bungalow is ideal for those looking for a peaceful yet convenient lifestyle. With the added advantage of being sold with no upward chain, this is a fantastic opportunity for buyers seeking a straightforward move.

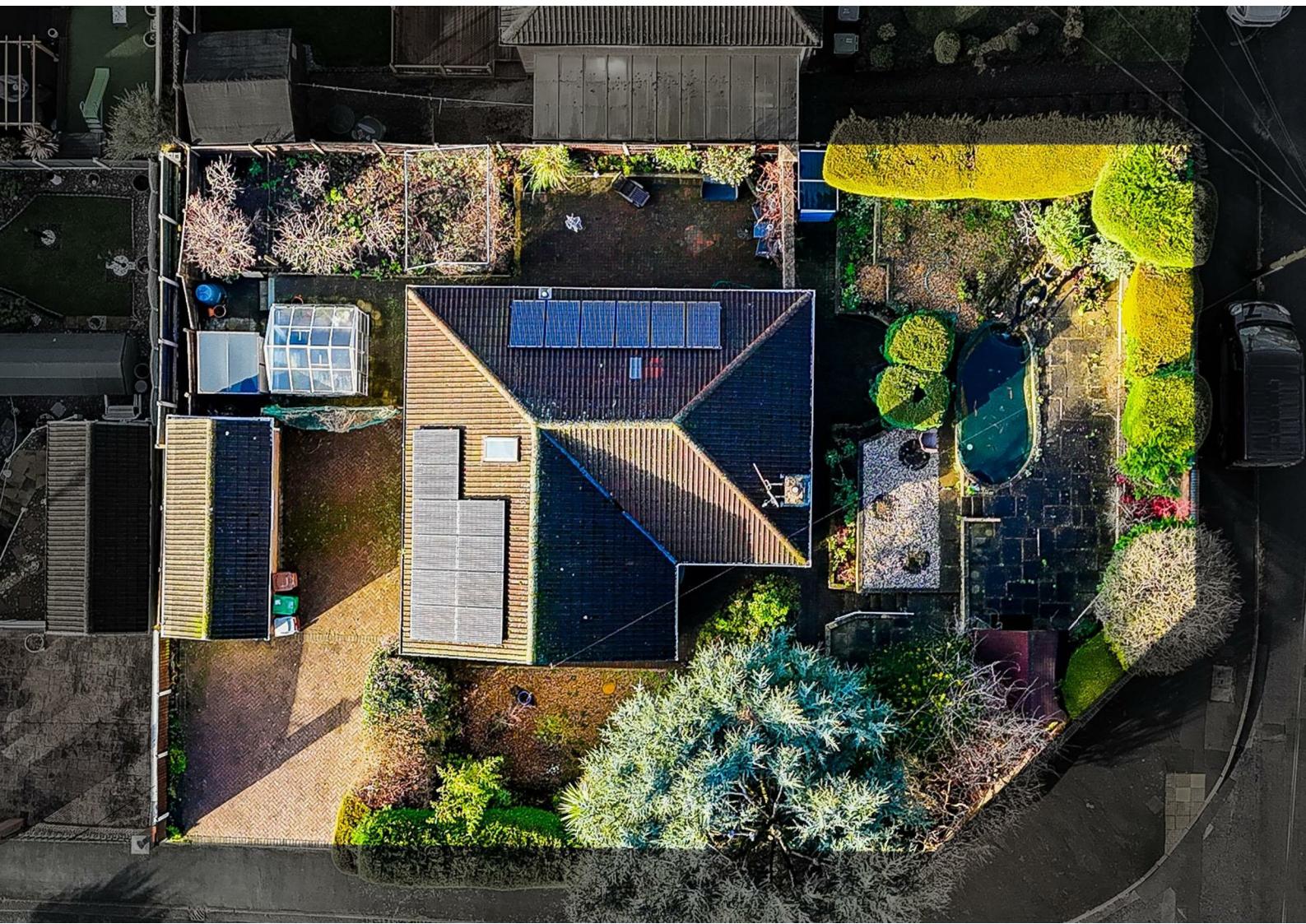
MUST BE VIEWED





- Detached Bungalow
- Three Bedroooms
- Living Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Corner Plot
- Garage & Driveay
- Solar Panels
- No Upward Chain
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

8'9" x 7'8" (2.67m x 2.36m)

The entrance hall has two UPVC double glazed windows to the front and side elevation, two radiators, a dado rail, carpeted flooring, coving to the ceiling, access into the fully boarded loft via a pull-down ladder with lighting, and a UPVC door providing access into the accommodation.

### Living Room

11'10" x 16'2" (3.62m x 4.93m)

The living room has a UPVC double glazed window to the side elevation, a feature fireplace, a dado rail, coving to the ceiling, a radiator, and carpeted flooring.

### Kitchen

9'9" x 13'8" (2.97m x 4.17m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel circular sink with a mixer tap, an integrated double oven, gas ring hob and extractor fan, an integrated microwave, space and pluming for a dishwasher and washing machine, a wall-mounted boiler, an in-built cupboard, a radiator, tiled splash back, vinyl flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door opening to the rear garden.

### Master Bedroom

11'8" x 9'10" (3.58m x 3.02m)

The main bedroom has a UPVC double glazed window to the side elevation, a radiator, a range of fitted furniture including wardrobes, a dressing table, bedside tables, and carpeted flooring.

### Bedroom Two

9'7" x 10'1" (2.94m x 3.09m)

The second bedroom has a UPVC double glazed window to the side elevation, a radiator, fitted wardrobes, and carpeted flooring.

### Bedroom Three

9'1" x 11'10" (2.77m x 3.62m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, dressing table, and carpeted flooring.

### Bathroom

8'2" x 6'7" (2.51m x 2.02m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a freestanding bath with claw feet, a walk-in shower enclosure with a ceiling mounted rainfall shower fixture, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

The outside has gravelled areas, various planted shrubs, bi-ushes and trees, a block paved patio area, a pond, a shed, steps to a raised gravelled seating area, an outside tap, and a block paved driveway giving access to the garage.

### Garage

The garage has ample storage, and an up-and-over door opening out to the driveway.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

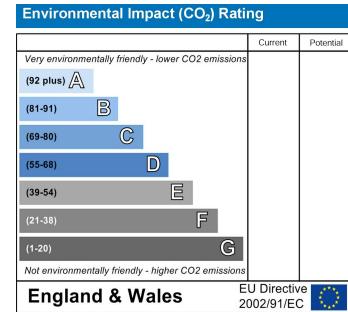
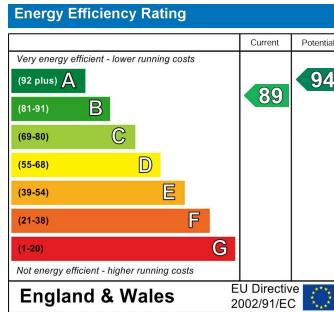
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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