

HoldenCopley

PREPARE TO BE MOVED

Pine Hill Close, Rise Park, Nottinghamshire NG5 9DA

Guide Price £275,000

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GUIDE PRICE £275,000 - £295,000

DETACHED FAMILY HOME...

This generously sized five-bedroom detached home offers an abundance of space, making it an ideal choice for a family looking to personalise and create their dream home. Situated in a well-connected area, the property benefits from close proximity to Bestwood Country Park, excellent transport links, local shops, and great school catchments. Upon entering, you are welcomed by a porch leading into the entrance hall. The ground floor features a convenient W/C, a bright and airy living room, a fitted kitchen with open access to the breakfast room, and a conservatory. Additionally, there is a sizeable family room with direct access to a three-piece suite bathroom, providing versatile living space to suit a variety of needs. The first floor boasts five well-proportioned bedrooms, a family bathroom with a three-piece suite, and an additional shower room. There is also access to the loft, offering further storage or potential for expansion. Externally, the front of the property features a block-paved driveway and access to a carport, providing ample off-road parking. To the rear, a private garden awaits, complete with decking featuring a wooden balustrade, a shed for storage, and mature trees. With its spacious layout and convenient location, this property presents an excellent opportunity for a family buyer to transform it into a truly stunning home.

MUST BE VIEWED





- Detached Family Home
- Five Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen & Breakfast Room
- Ground Floor Bathroom
- Conservatory
- Bathroom & Shower Room
- Off-Road Parking & Carport
- Private Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Porch

4'0" x 2'3" (1.23m x 0.71m)

The porch has a UPVC double-glazed obscure windows to the side elevation, an internal UPVC double-glazed obscure window, and a single composite door providing access into the accommodation.

Entrance Hall

12'1" x 6'1" (3.96m x 1.86m)

The entrance hall has wood-effect flooring and carpeted stairs, an under the stairs cupboard, a radiator, a dado rail, and a wall mounted light fixture.

W/C

6'3" x 5'2" (1.92m x 1.59m)

This space has a low level flush W/C, a pedestal wash basin, a chrome heated towel rail, a partially tiled all, and a UPVC double-glazed obscure internal window.

Living Room

22'5" x 10'5" (6.84m x 3.18m)

The living room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, a radiator, a TV-point, and a UPVC sliding patio door providing access out to the garden.

Kitchen

11'1" x 7'5" (3.38m x 2.27m)

The kitchen has a range of fitted handleless base and wall units, space for a freestanding range cooker with an extractor hood, an integrated microwave, space for an American style fridge-freezer, a Belfast sink with a movable swan neck tap and draining grooves, tiled flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation, and open access into the breakfast room.

Breakfast Room

14'2" x 9'3" (4.34m x 2.84m)

The breakfast room has fitted base and wall units, with a worktop, and a matching breakfast bar island, space and plumbing for a washing machine, an integrated microwave, tiled flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, and a UPVC double-glazed internal window, and a single UPVC door providing access into the conservatory.

Conservatory

11'8" x 10'0" (3.57m x 3.07m)

The conservatory has UPVC double-glazed windows to the rear and side elevations, tiled flooring, and UPVC double French doors opening out to the garden.

Family Room

14'4" x 11'3" (4.38m x 3.45m)

The family room has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, a decorative surround with a brick hearth, and coving to the ceiling.

Bathroom

10'8" x 5'2" (3.26m x 1.59m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a corner fitted bath, wood-effect flooring, tiled walls, a chrome heated towel rail, coving to the ceiling, and UPVC double-glazed obscure windows to the front elevation.

FIRST FLOOR

Landing

10'6" x 7'9" (3.21m x 2.37m)

The landing has carpeted flooring, a dado rail, access into the loft, and provides access to the first floor accommodation.

Master Bedroom

14'6" x 13'6" (4.43m x 4.12m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted floor to ceiling mirrored wardrobes with a matching fitted dressing table with drawers, and wall mounted light fixtures.

Bedroom Two

12'9" x 9'10" (3.90m x 3.02m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, panelled walls with a dado rail, and coving to the ceiling.

Bedroom Three

9'11" x 9'5" (3.04m x 2.88m)

The third bedroom has a UPVC double-glazed window to the rear elevation, a radiator, and a fitted wardrobe with over the head cupboards.

Bedroom Four

11'2" x 7'3" (3.42m x 2.21m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Five

8'8" x 6'9" (2.66m x 2.07m)

The fifth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and a fitted cupboard.

Bathroom

6'8" x 5'5" (2.04m x 1.66m)

The bathroom has a low level concealed dual-flush W/C, a wash basin with fitted storage, fitted base and wall units, a fitted bath with a hand-held shower, tiled flooring and walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

Shower Room

4'4" x 2'10" (1.33m x 0.88m)

The shower room has a fitted shower enclosure with a mains-fed shower, tiled flooring and walls, and an extractor fan.

OUTSIDE

Front

To the front of the property is a block-paved driveway, mature trees, access into the carport and a single wooden gate providing rear access.

Rear

To the rear of the property is a private garden with a fence panelled boundary, decking with a wooden balustrade, a shed and matured trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G and 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
England & Wales	EU Directive 2002/91/EC	



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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