

# HoldenCopley

PREPARE TO BE MOVED

Dunvegan Drive, Rise Park, Nottinghamshire NG5 5DZ

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Offers Over £270,000

Dunvegan Drive, Rise Park, Nottinghamshire NG5 5DZ



NO UPWARD CHAIN...

Nestled in the highly desirable Rise Park location, this charming three-bedroom detached house is a perfect haven for a range of buyers, offered to the market with no upward chain. The property boasts spacious accommodation, featuring an inviting entrance hall leading to a living room, a versatile family room seamlessly connected to a dining area, and a bright conservatory. The well-appointed fitted kitchen is complemented by a utility outhouse, and a lean-to provides convenient access to the single garage. Ascending to the first floor, you'll find two generously sized double bedrooms, a comfortable single bedroom, and a bathroom with a separate W/C. Outside, the home offers a driveway accommodating multiple cars at the front, while the rear showcases a private, low-maintenance garden complete with a summer house. This residence enjoys close proximity to local amenities and excellent commuting links, making it an ideal choice for those seeking both comfort and convenience.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory & Outhouse / Utility
- Bathroom With Separate W/C
- Driveway & Garage
- Low Maintenance Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, a radiator, carpeted stairs with decorative spindles, a wall-mounted security alarm panel, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

### Living Room

15'11" x 12'5" (4.86m x 3.79m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, an exposed brick TV stand with a fireplace, coving to the ceiling, and double doors leading into the family room.

### Family Room

10'5" x 8'11" (3.19m x 2.74m)

The family room has wood-effect flooring, coving to the ceiling, a radiator, an exposed brick TV stand with a feature fireplace, a UPVC double-glazed window to the side elevation, and open plan to the dining area.

### Dining Area

11'1" x 5'10" (3.39m x 1.78m)

The dining area has wood-effect flooring, coving to the ceiling, a ceiling rose, a radiator, and a sliding patio door leading into the conservatory.

### Conservatory

11'6" x 10'0" (3.52m x 3.06m)

The conservatory has wood-effect flooring, exposed brick walls, a panelled ceiling, UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the garden.

### Kitchen

12'8" x 8'0" (3.87m x 2.45m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, an integrated oven with a gas hob and extractor fan, a stainless steel sink and a half with a swan neck mixer tap and drainer, space for a freestanding fridge freezer, fully tiled walls, tiled flooring, an in-built pantry cupboard, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading into the outhouse.

### Outhouse / Utility

9'9" x 7'6" (2.99m x 2.29m)

This space has fitted base units with rolled edge worktops, space and plumbing for a washing machine, a polycarbonate roof, exposed brick walls, surrounding UPVC double-glazed windows, and a single UPVC door.

## FIRST FLOOR

### Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

### W/C

This space has a low level dual flush W/C, partially tiled walls, a radiator, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom One

12'10" x 12'7" (3.93m x 3.85m)

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

### Bedroom Two

10'6" x 10'1" (3.21m x 3.08m)

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

### Bedroom Three

8'9" x 8'0" (2.67m x 2.44m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built cupboard, and a radiator.

### Bathroom

5'11" x 5'6" (1.82m x 1.70m)

The bathroom has a pedestal wash basin, a panelled bath with an overhead shower fixture, fully tiled walls, a radiator with a chrome towel rail, tiled flooring, coving to the ceiling, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway for multiple cars and access into the garage.

### Garage

15'5" x 8'2" (4.71m x 2.51m)

The garage has wall-mounted shelves, a UPVC double-glazed window to the side elevation, a wall-mounted boiler, a single UPVC door to the rear, and an up and over door opening out onto the front driveway.

### Rear

To the rear of the property is a private enclosed garden with paved patio and gravelled areas, an artificial lawn, a summer house, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps - download / 220 Mbps - upload

Phone Signal – Mostly good coverage for 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Low risk for surface water / very low for rivers & sea

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.

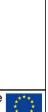
The vendor has advised the following:

Property Tenure is Freehold

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		England & Wales
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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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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