

# HoldenCopley

PREPARE TO BE MOVED

Barrhead Close, Rise Park, Nottinghamshire NG5 5DP

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Guide Price £290,000 - £300,000



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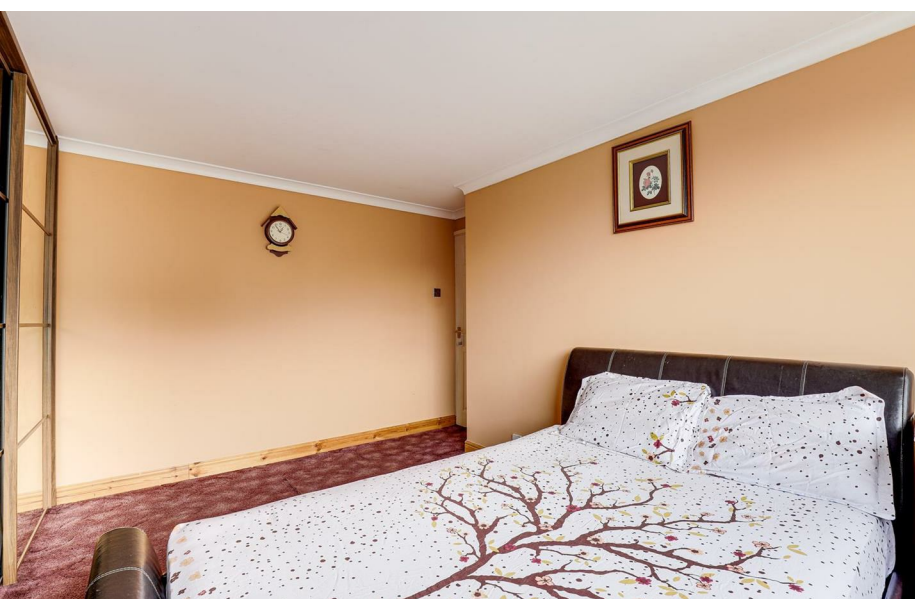
NO UPWARD CHAIN...

This three-bedroom detached property is perfect for growing families seeking spacious accommodation in a convenient location. Positioned near a range of local amenities, including shops, GP surgery, eateries, and excellent transport links into Nottingham City Centre, the property is also close to the Bestwood Country Park. On the ground floor, you'll find a generous lounge and dining area, along with a modern kitchen featuring an versatile dining/study space. Upstairs, there are three well-sized bedrooms, all served by a three-piece bathroom suite. Outside, the front of the property includes a driveway providing off-road parking and access to the garage. To the rear, a private, enclosed garden offers a lovely decked patio area and a well-maintained lawn, ideal for enjoying the outdoors.

MUST BE VIEWED!







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

14'11" x 6'2" (4.57m x 1.89m)

The entrance hall has wood-effect flooring, carpeted stairs, recessed spotlights, an in-built storage cupboard, UPVC double-glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

12'5" x 13'3" (3.79m x 4.05m)

The living room has wood-effect flooring, a radiator, a electric fireplace, recessed spotlights, open-plan access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

10'4" x 11'10" (3.16m x 3.61m)

The dining room has wood-effect flooring, a radiator, recessed spotlights and open access to the study area.

Study

10'5" x 8'1" (3.20m x 2.47m)

The study has wood-effect flooring, recessed spotlights, open-plan to the kitchen and double French doors opening out to the rear garden.

Kitchen

16'11" x 7'1" (5.17m x 2.16m)

The kitchen has a range of fitted base and wall units and a breakfast bar, rolled-edge worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine & dishwasher, partially tiled walls, tiled flooring, a vertical radiator, recessed spotlights, two UPVC double-glazed windows to the rear and side elevation and a single UPVC door providing access to the side of the property.

FIRST FLOOR

Landing

6'5" x 9'0" (1.97m x 2.76m)

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

Master Bedroom

10'10" x 13'1" (3.31m x 4.00m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'1" x 10'1" (3.69m x 3.09m)

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

Bedroom Three

10'1" x 8'0" (3.09m x 2.46m)

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

Bathroom

8'7" x 5'6" (2.62m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a heated towel rail, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, access to the rear garden and a lawn.

Rear

To the rear of the property is an enclosed garden with a lawn, a decked seating area, a shed, a range of plants and shrubs, and hedge borders.

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

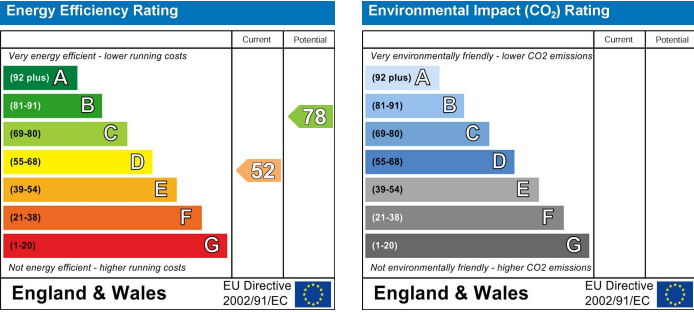
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

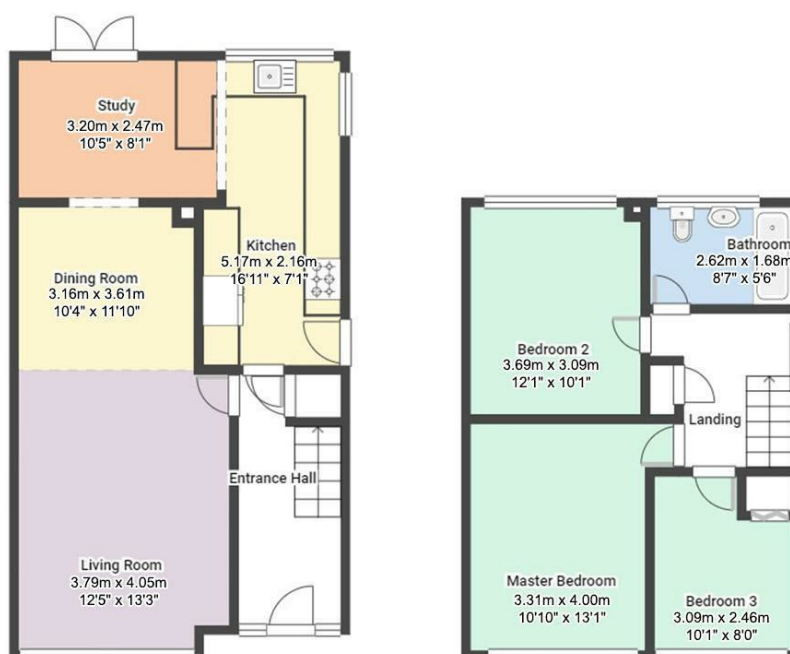
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- 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





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**HoldenCopley**  
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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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