

HoldenCopley

PREPARE TO BE MOVED

Abbotsbury Close, Rise Park, Nottinghamshire NG5 5AL

Guide Price £350,000

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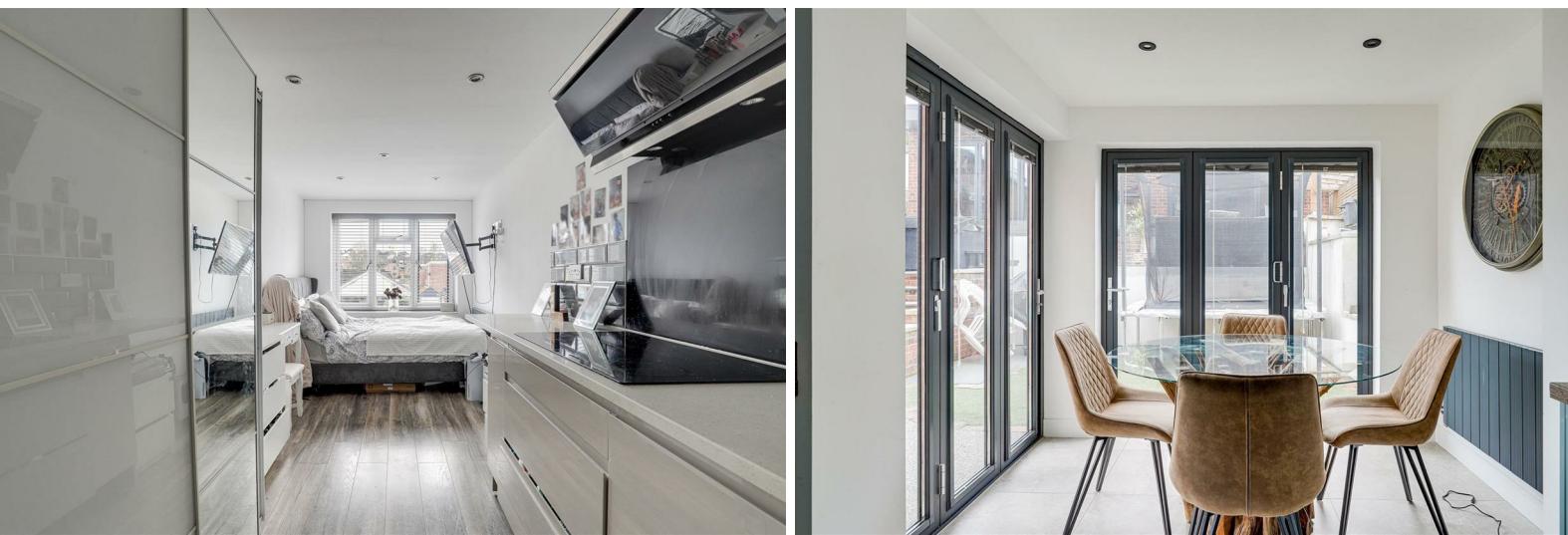
GUIDE PRICE £350,000 - £400,000

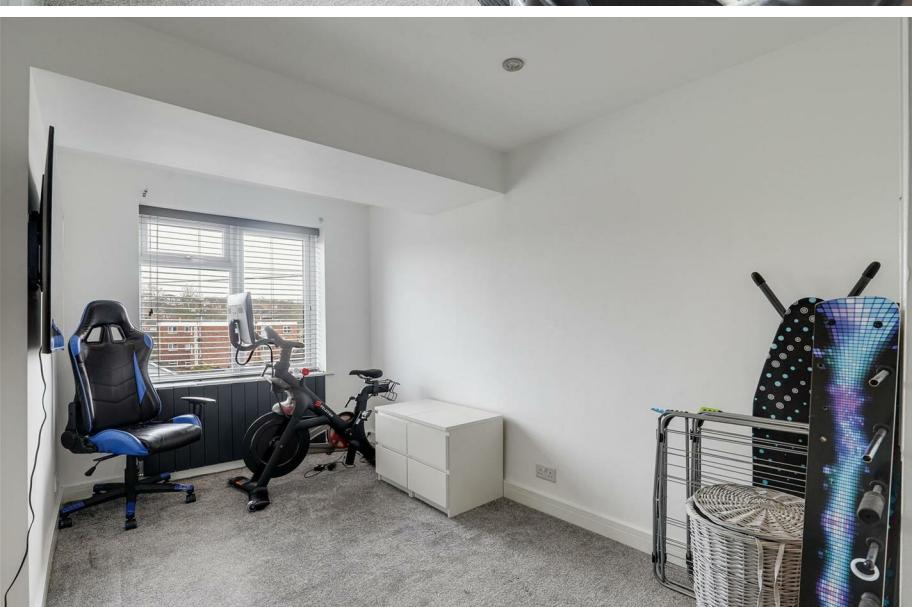
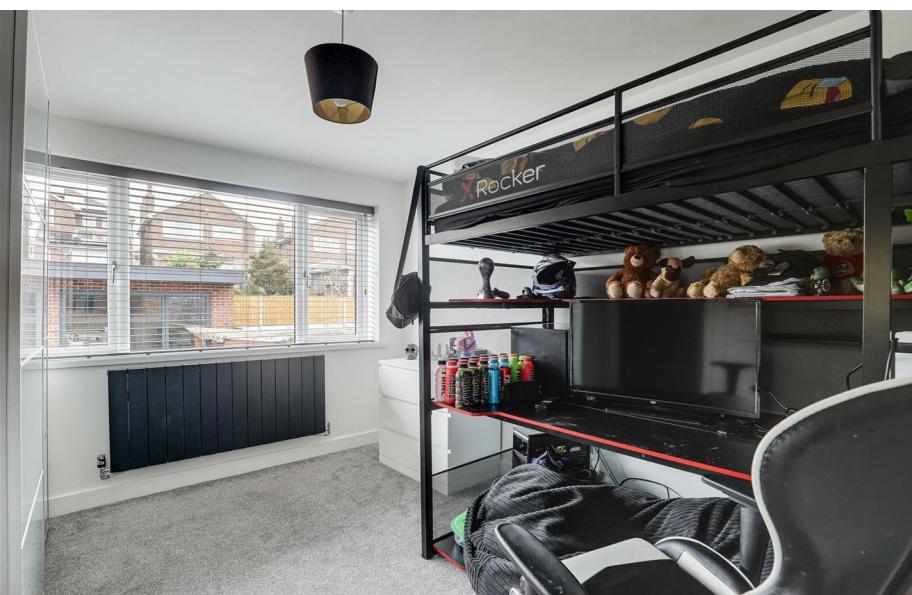
PREPARE TO BE IMPRESSED...

This five-bedroom detached house is a true credit to its current owners as the property has been completely transformed and finished to the highest standard with no expense spared to create a home that anyone would be proud of. Boasting spacious accommodation across two floors, an annexe and a salon, this versatile property would be the ideal home for any growing family. Situated a stone's throw away from the stunning Bestwood Country Park, this property is within catchment to good schools including Stanstead Nursery and Primary School and Rise Park Primary and Nursery School, as well as being within reach of various local amenities, eateries, and bus links into Nottingham City Centre.

On the ground floor is an entrance porch, a hallway, a living room with a feature media wall and recessed fireplace, and a large modern fitted kitchen/dining room which provides access to the self-contained annexe with shower room. Upstairs on the first floor, there are four double bedrooms, with the master bedroom featuring a freestanding bathtub and en-suite W/C. There is also a stylish three-piece bathroom suite with a walk-in shower servicing all four bedrooms. Outside to the front of the property, a driveway provides ample off-road parking, and to the rear of the property is a beautifully landscaped garden with access to the self-contained salon.

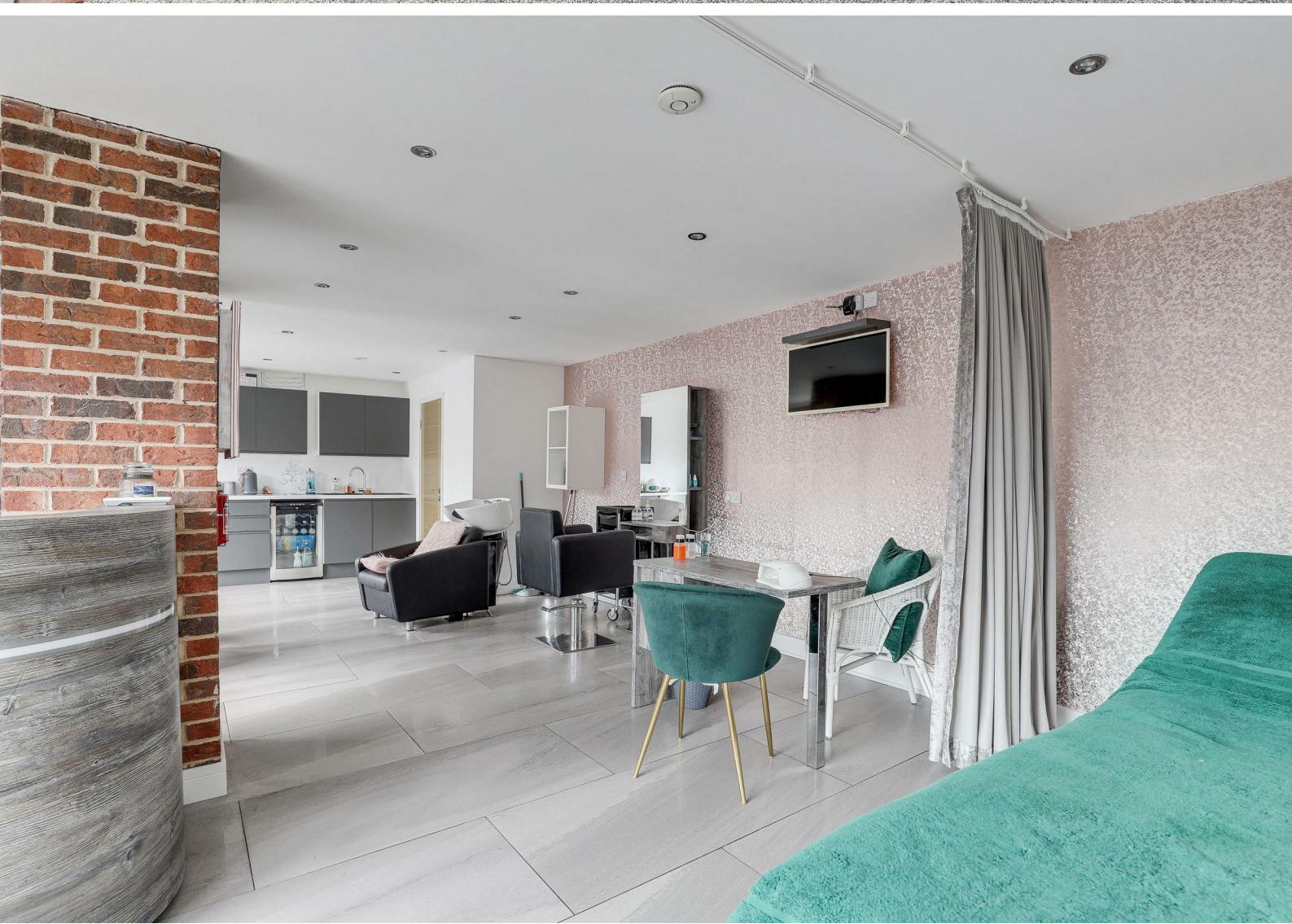
MUST BE VIEWED





- Detached House
- Five Double Bedrooms
- Living Room With Feature Media Wall
- Modern Fitted Kitchen/Dining Room With Integrated Appliances
- Self-Contained Annexe & Salon
- Three Modern Bathrooms
- Driveway Providing Off-Road Parking
- Fully Landscaped Rear Garden
- Top-To-Toe Renovation
- Well-Presented Throughout





GROUND-FLOOR

Porch

The porch has tiled flooring, courtesy lighting, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Hall

6'2" x 15'7" (1.88m x 4.76m)

The hall has carpeted flooring and stairs, a vertical radiator, an under-stair storage cupboard, recessed spotlights, and a single UPVC door providing access to the ground-floor accommodation.

W/C

2'6" x 4'7" (0.78m x 1.41m)

This space has a low-level dual flush W/C, a wash basin with a mixer tap, tiled flooring, a recessed spotlight, and a UPVC double-glazed obscure window to the front elevation.

Living Room

12'3" x 16'1" (3.74m x 4.91m)

The living room has carpeted flooring, a feature media wall with a recessed fireplace, exposed brick feature walls, recessed spotlights, a radiator, and a UPVC double-glazed window to the front elevation.

Kitchen

8'10" x 18'10" (2.70m x 5.76m)

The kitchen has a range of fitted base and wall units with square-edged worktops, a composite sink and a half with a drainer and a mixer tap, an integrated Bosch oven, an integrated Bosch microwave, an integrated fridge/freezer, an integrated wine cooler, an electric hob with an extractor hood, an in-built under-stair storage cupboard, recessed spotlights, tiled flooring, a UPVC double-glazed window to the rear elevation, access to the annexe, and is open-plan to the dining room.

Dining Room

5'10" x 8'9" (1.78m x 2.69m)

The dining room has tiled flooring, a radiator, space for a dining table, recessed spotlights, and bi-fold doors to the rear and side elevations providing access to the rear garden.

Annexe

7'6" x 22'6" (2.30m x 6.86m)

The annexe has wood-effect flooring, a radiator, a TV point, a range of fitted base and wall units with square-edged worktops, a recessed sink and a half with a drainer and a mixer tap, an electric hob, an extractor hood, space and plumbing for a washing machine, recessed spotlights, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the annexe.

Shower Room

2'6" x 7'8" (0.78m x 2.34m)

The shower room has a low-level dual flush W/C, a wash basin with a mixer tap, a glass shower enclosure with an electric shower fixture, recessed spotlights, wood-effect flooring, partially tiled walls, and two UPVC double-glazed obscure windows to the rear and side elevations.

FIRST-FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, access to the loft, recessed spotlights, and access to the first-floor accommodation.

Bedroom One

7'10" x 26'4" (2.41m x 8.05m)

The first bedroom has carpeted flooring, a TV point, two vertical radiators, recessed spotlights, a freestanding solid surface bathtub with a handheld showerhead, wood-effect flooring, partially tiled walls, two tall UPVC double-glazed obscure windows to the rear elevation, a UPVC double-glazed window to the front elevation, and access to the en-suite W/C.

En-Suite W/C

5'7" x 1'11" (1.72m x 0.60m)

This space has a low-level dual flush W/C, a wash basin with a mixer tap, wood-effect flooring, a recessed spotlight, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'11" x 10'9" (3.95m x 3.28m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Three

12'1" x 9'9" (3.70m x 2.99m)

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

Bedroom Four

14'7" x 7'10" (4.45m x 2.41m)

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

Bathroom

5'5" x 8'7" (1.66m x 2.62m)

The bathroom has a concealed dual flush W/C, a countertop wash basin with a mixer tap, a walk-in shower with a rainfall showerhead and a glass shower screen, a vertical radiator, recessed spotlights, floor-to-ceiling tiling, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

Outside to the front of the property is a driveway providing off-road parking for three cars, courtesy lighting, brick boundaries, fencing, and gated access to the rear.

Rear

Outside to the rear of the property is an enclosed garden with a concrete seating area, paved stairs, an artificial lawn, a paved seating area, a brick outbuilding, an outdoor tap, courtesy lighting, a wooden pergola, brick boundaries, panelled fencing, and access to the salon.

Salon

16'0" x 28'11" (4.88m x 8.82m)

The salon has tiled flooring, a range of fitted base and wall units with square-edged worktops, a composite sink with a drainer and a mixer tap, space for an under-counter fridge, multiple power points, a TV point, recessed spotlights, plumbing, electricity, air conditioning, exposed brick feature walls, access to the W/C, two sets of bi-fold doors, and a single UPVC door providing access into the salon.

W/C

This space has a low-level dual flush W/C, tiled flooring, a recessed spotlight, a wall-mounted consumer unit, and an in-built storage cupboard.

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

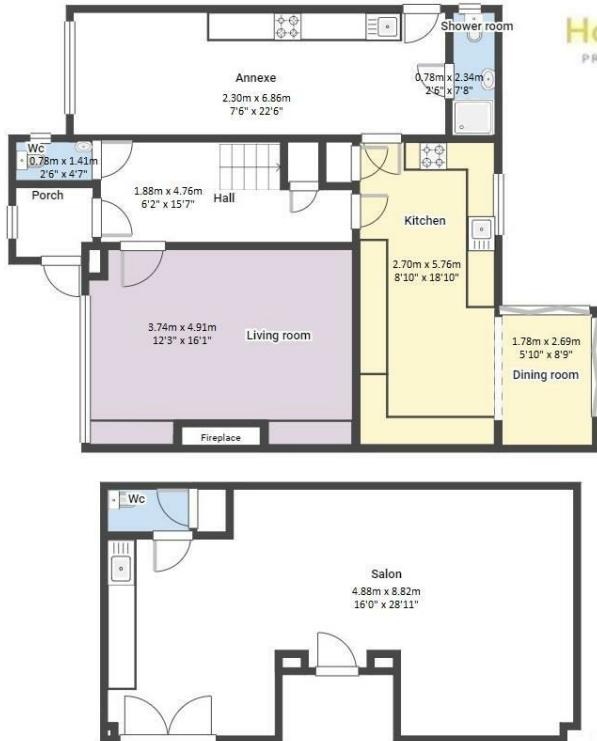
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property 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.

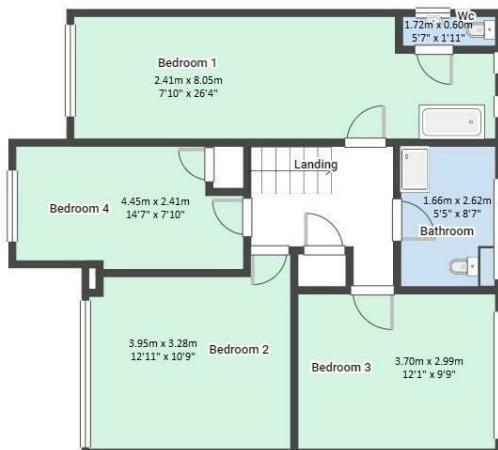
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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



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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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