Robert Ellis

look no further...

Bracadale Road
Rise Park, Nottingham NG5 5ED

AN EXTENDED THREE BEDROOM
DETACHED FAMILY PROPERTY LOCATED
IN RISE-PARK

Asking Price £320,000 Freehold

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IDEAL FAMILY HOME

Robert Ellis are delighted to bring to the market this beautifully presented and extended three-bedroom detached family home, situated in the ever-popular residential location of Rise Park.

The property is ideally positioned for families, with excellent schools, local shops and convenient transport links all within easy reach.

Having been tastefully improved and extended, the property offers well-balanced accommodation arranged over two floors. In brief, the layout comprises a welcoming entrance hall, two spacious reception rooms, including a living room with a recently fitted fireplace, and a superb extended kitchen diner creating a perfect hub for modern family living. There is also the added benefit of a ground floor W/C.

To the first floor, the landing leads to three well-proportioned bedrooms and a refitted family bathroom suite. The property further benefits from modern, refitted gas central heating. Externally, it occupies a generous plot with a large driveway and carport providing ample off-street parking, while to the rear there is a landscaped enclosed garden, ideal for families and outdoor entertaining.

Offered to the market with no upward chain, this home must be viewed to fully appreciate the size, quality and excellent location on offer. Contact the office today to arrange your viewing.

Entrance Hallway
21' x 6'2 approx (6.40m x 1.88m approx)
With a modern double glazed, leaded composite door to the front with fixed window to the side, modern wooden flooring, ceiling light point, coving, stairs to the first floor, radiator, understairs storage cupboard, cloaks cupboard and doors to:

Ground Floor w.c.
3'2 x 4'4 approx (0.97m x 1.32m approx)
Low flush w.c., pedestal wash hand basin, UPVC double glazed window to the side, tiled splashbacks, radiator, laminate flooring, ceiling light point.

Living Room
12'7 x 16'2 approx (3.84m x 4.93m approx)
UPVC double glazed picture window to the front, ceiling light point, wall lights points, coving, feature fireplace incorporating surround with stone hearth and Living Flame gas fire, double radiator, archway through to:

Dining Room
10'4 x 9'9 approx (3.15m x 2.97m approx)
UPVC double glazed French doors leading out to the rear garden, fixed double glazed window panels either side, ceiling light point, coving, double radiator.

Extended Dining Kitchen
15'1 x 8'1 approx (4.60m x 2.46m approx)
With a range of matching contemporary wall, base and drawer units incorporating laminate work surface over, 1½ bowl sink with a modern swan neck mixer tap, integrated four ring stainless steel gas hob with stainless steel extractor hood over and stainless steel splashback, integrated double oven, tiled splashback, UPVC double glazed door to the side, ceiling light point, coving, wood flooring, extended dining area offering versatile seating space, wall mounted Worcester Bosch combi boiler, UPVC double glazed windows to the side and rear, ceiling light point, coving, space and plumbing for an automatic washing machine, UPVC double glazed composite door to the patio area and rear garden.

Pantry
Housing the fridge, freezer and having power.

First Floor Landing
UPVC double glazed window to the side, radiator, loft access hatch, ceiling light point, coving, airing/storage cupboard with shelving and panelled doors to:

Bedroom 1
13'2 x 12'6 approx (4.01m x 3.81m approx)
UPVC double glazed leaded picture window to the front, radiator, ceiling light point, coving.

Bedroom 2
10'1 x 12'3 approx (3.07m x 3.73m approx)
UPVC double glazed picture window to the rear, radiator, ceiling light point, coving.

Bedroom 3
9'3 x 7'11 approx (2.82m x 2.41m approx)
UPVC double glazed leaded window to the front, radiator, ceiling light point, laminate flooring, built-in storage over the stairs.

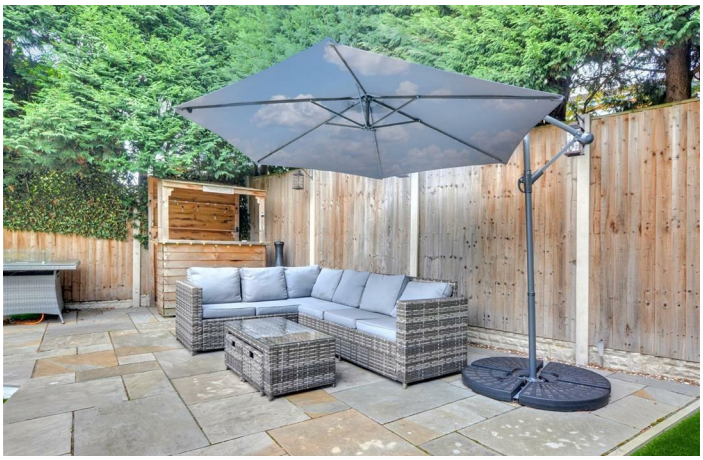
Bathroom
5'7 x 8'7 approx (1.70m x 2.62m approx)
UPVC double glazed window to the rear, modern white suite comprising of a panelled bath with mains fed rainwater shower head, vanity wash hand basin with storage cupboards below, low flush w.c., tiled floor and walls, chrome heated towel rail, recessed spotlights to the ceiling and extractor fan.

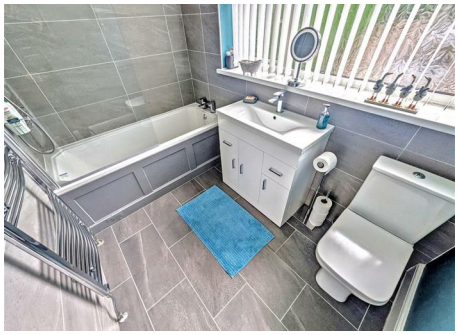
Outside
The property sits on a good size plot with a large block paved driveway to the front, fencing to the boundaries, pathway to the front entrance door and driveway with gated doors leading to the car port area and garage.

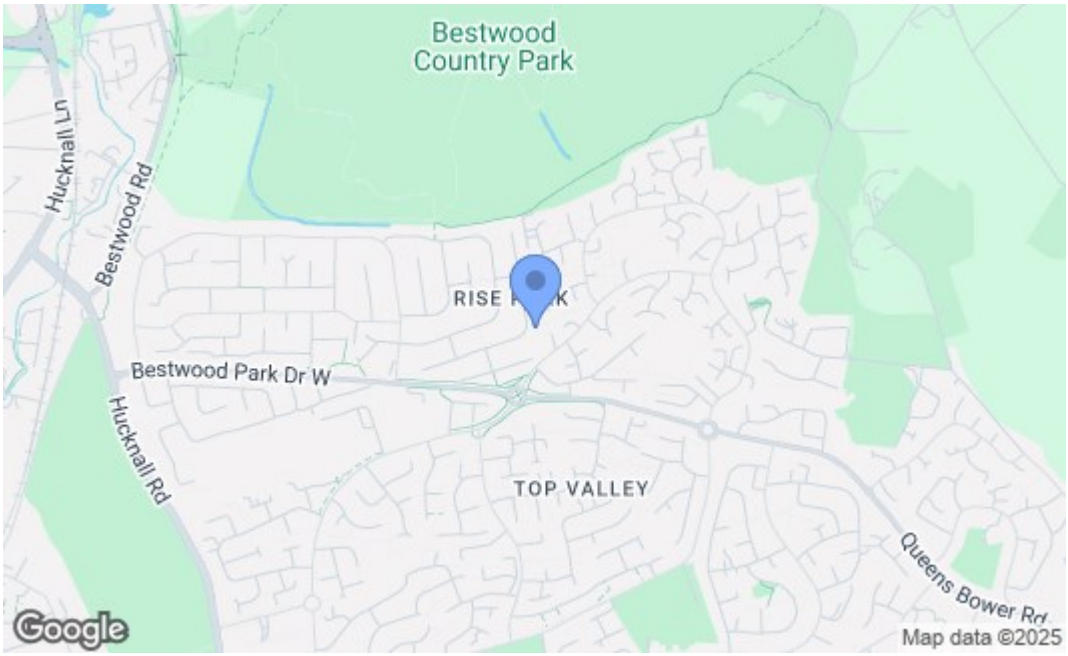
Car port to the side with secure gated access at the front providing access to further storage and enclosed rear garden. To the rear there is a good size, enclosed garden with two separate Indian Sandstone patio areas, garden laid to lawn, additional tiered garden with artificial lawn, mature shrubs and trees providing ideal privacy with fencing to the boundaries.

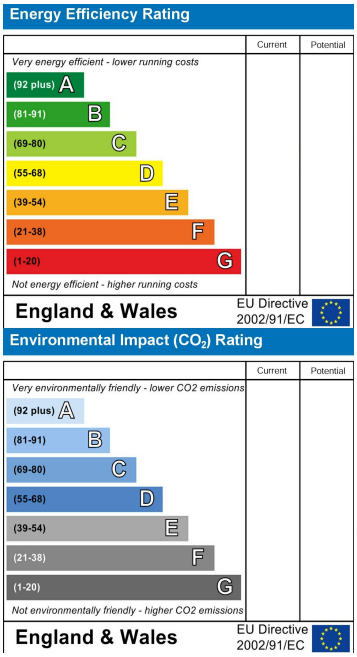
Council Tax
Nottingham Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 56mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
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









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.