



Abbotsbury Close,  
Rise Park, Nottingham  
NG5 5AL

**£340,000 Freehold**





**\*\* MUST VIEW \*\* IDEAL FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC FIVE BEDROOM, DETACHED FAMILY HOME SITUATED ON A CORNER PLOT WITHIN RISE PARK, NOTTINGHAM.

This is the ideal family home for any prospective buyer looking for a family orientated area. It has schools and shops located within 2 miles, alongside easily accessible transport links.

Upon entry, you are welcomed into the hallway which leads to the open plan lounge diner with gas fire and log burner, alongside sliding doors to the rear garden. Off the hallway is also the kitchen with fitted units, family room, utility and downstairs WC.

Stairs lead to landing, first double bedroom with shower room en suite, second bedroom, third bedroom, fourth bedroom, fifth bedroom and family bathroom featuring a three piece suite.

The home is positioned on a corner plot with extensive gardens that have been cared for well and matured into a beautiful garden. It offers multiple laid to lawns, patio areas and flower beds. There is a car port which can fit at least two cars or a caravan, whilst the front offers ample parking for at least 4 cars and can also fit a caravan on.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION AND PLOT of this GREAT OPPORTUNITY- Contact the office on 01 15 648 5485 before it is too late!





### Hallway

20'6" x 6'2" approx (6.26m x 1.88m approx)

LVT flooring, double wall mounted radiator, double glazed opaque wooden frame front door with double glazed wooden frame opaque windows.

### Kitchen

14'9" x 14'3" approx (4.5m x 4.35m approx)

Laminate flooring, UPVC double glazed window, fitted wall and base units with work surface over, stainless steel sink with dual heat tap, partially tiled walls, John Lewis integrated oven, five ring gas hob with extractor fan above, breakfast bar area and space for a fridge freezer. Wall mounted radiator.

### Utility

11'4" x 6'11" approx (3.47m x 2.11m approx)

Tiled flooring, space for a washer/dryer and fridge freezer, UPVC double glazed rear door, a single glazed wooden frame door and a wall mounted radiator.

### Ground Floor w.c.

3'8" x 3'11" approx (1.13m x 1.2m approx)

Tiled flooring, partially tiled walls, corner sink with hot and cold taps, low flush w.c., opaque single glazed wooden frame window and wall mounted radiator.

### Lounge/Diner

25'6" x 12'10" approx (7.78m x 3.92m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front, gas fireplace and a multi fuel log burner and UPVC double glazed sliding doors to the rear.

### Family Room

13'10" x 7'6" approx (4.23m x 2.31m approx)

Laminate flooring, wall mounted radiator, UPVC double glazed windows and built-in storage cupboard (0.85m x 0.45m).

### First Floor Landing

10'5" x 8'9" approx (3.18m x 2.69m approx)

Carpeted flooring, airing/storage cupboard (0.75m x 0.58m) and doors to:

### Bedroom 1

13'2" x 13'0" approx (4.02m x 3.97m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

### En-Suite

7'8" x 2'6" approx (2.35m x 0.77m approx)

Tiled flooring, fully tiled walls, shower with hand held shower unit, sink with dual heat tap and storage under, wall mounted radiator.

### Bedroom 2

11'8" x 8'10" approx (3.58m x 2.7m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window, fitted wardrobes (1.51m x 0.84m).

### Bedroom 3

9'10" x 8'10" approx (3.01m x 2.71m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

### Bedroom 4

8'7" x 8'5" approx (2.63m x 2.59m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

### Bedroom 5

8'4" x 7'5" approx (2.56m x 2.27m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

### Bathroom

8'8" x 5'5" approx (2.66m x 1.67m approx)

Tiled flooring, fully tiled walls, bath with dual heat tap and hand held shower over the bath, sink with dual heat tap and low flush w.c. in a composite unit and opaque UPVC double glazed window to the rear, double wall mounted radiator.

### Outside

To the front of the property there is a block paved drive for 3/4 cars, space for a caravan.

The rear garden has a car port for at least two cars, landscaped garden with two lawns and multiple patio areas, flower beds and shrubbery surrounding the edges of the property, each boundary is fenced. The garden is East-South facing.

### Property to sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!

### Council Tax

Council Tax Band D, Nottingham City Council





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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.