Robert Ellis

look no further. . .







Portree Drive
Rise Park, Nottingham NG5 5DS

A FULLY MODERNISED THREE BEDROOM, DETACHED FAMILY HOME SITUATED IN RISE PARK, NOTTINGHAM.

Offers Over £325,000 Freehold



** FULLY MODERNISED FAMILY HOME **

Robert Ellis Estate Agents are proud to present to the market this IMMACULATE THREE BEDROOM, DETACHED FAMILY HOME situated in RISE PARK, NOTTINGHAM.

Upon entry, you are welcomed into the spacious hallway, filled with natural light which leads through to the lounge diner with feature media wall and sliding UPVC doors opening onto the enclosed, low maintenance rear garden. The home also benefits from a modernised kitchen with built in appliances and under stair storage cupboard.

Stairs lead to landing, first double bedroom with fitted wardrobes, second double bedroom, third single bedroom and stunning, newly fitted family bathroom featuring a walk in shower.

The home also benefits from a driveway for at least 2 cars, with access to the detached garage. The front garden offers a laid to lawn, with the rear offering a patio, laid to lawn and raised flower beds with shrubbery.

This is the IDEAL family home for any prospective first time buyers or family. A viewing is HIGHLY RECOMMENDED to appreciate the HIGH QUALITY fittings, size and location- Contact the office now, before it is too late!





Entrance Hall
49'2"'16'4"'' x 19'8"'9'10"'' (15'5'' x 6'3'')
UPVC Double glazed composite front door, UPVC double glazed opaque windows, tiled flooring and carpeted stairs leading to the landing.

Lounge Diner
39'4"'29'6"'' x 85'3"'3'3"'' (12'9'' x 26'1'')
UPVC Double glazed window with front elevation & UPVC double glazed sliding doors opening onto the enclosed rear garden, vertical wall mounted radiators, carpeted flooring, built in media wall with space for tv and space for electric fireplace.

Kitchen
26'2"'9'10"'' x 55'9"'3'3"'' (8'3'' x 17'1'')
UPVC double glazed window with rear elevation, fully fitted wall and base units, tiled flooring, composite sink with dual heat tap, integrated dishwasher, washing machine, dryer, four ring induction hob with extractor fan above, air fryer/oven and oven cooker below, integrated fridge/ freezer, integrated bins and kick board heating. Built is seat and storage cupboards, with combination boiler situated in cupboard. Separate understair storage cupboard. UPVC double glazed opaque, composite rear door.

Landing
26'2"'36'1"'' x 26'2"'36'1"'' (8'11'' x 8'11'')
Carpeted flooring, UPVC double glazed window with side elevation. Access to all bedrooms and family bathroom.

Bedroom One
39'4"'36'1"'' x 42'7"'29'6"'' (12'11'' x 13'9'')
UPVC double glazed window with front elevation, wall mounted radiator, fitted wardrobes and carpeted flooring.

Bedroom Two
32'9"'6'6"'' x 36'1"'32'9"'' (10'2'' x 11'10'')
UPVC double glazed window, wall mounted radiator and carpeted flooring.

Bedroom Three
26'2"'0'0"'' x 29'6"'9'10"'' (8'0'' x 9'3'')
UPVC double glazed window with front elevation, wall mounted radiator and carpeting flooring.

Shower Room
26'2"'0'0"'' x 29'6"'9'10"'' (8'0'' x 9'3'')
UPVC double glazed, opaque window facing rear elevation, wall mounted towel radiator, tiled flooring, fully tiled walls, composite sink and toilet unit with dual heat tap, walk in shower with waterfall shower head and hand held shower unit.

Rear Garden
To the rear is an enclosed garden with patio, laid to lawn and raised flower beds/ shrubbery. Access via the driveway to the detached garage.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps Ultrafast 5500mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





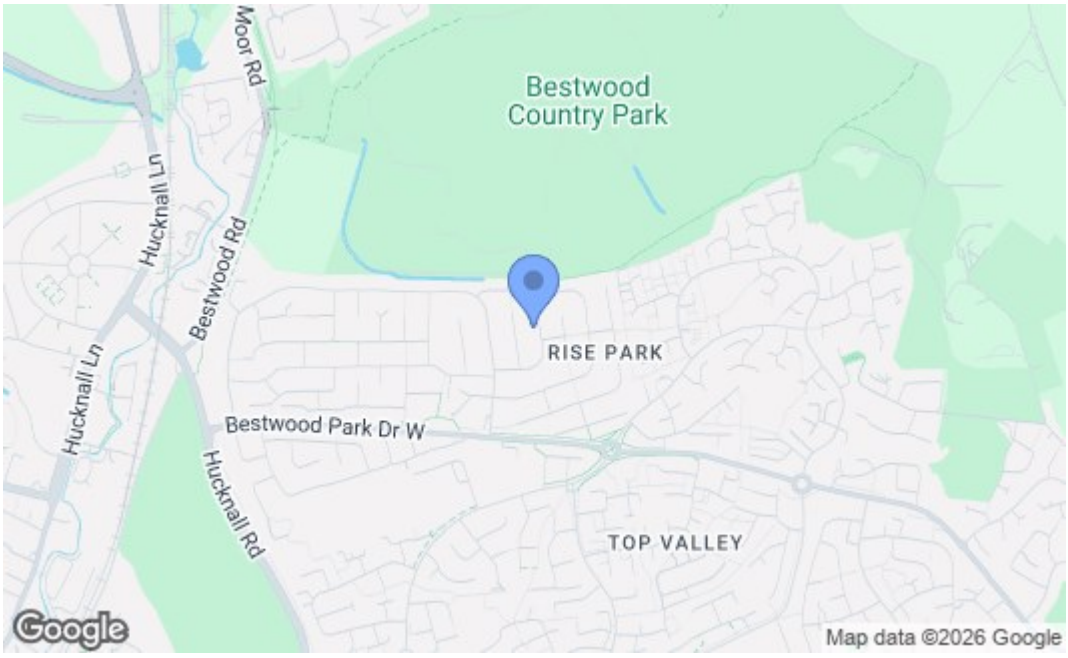


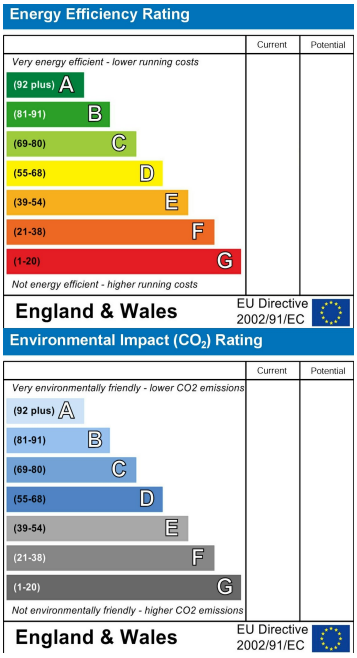












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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