



**Portree Drive
Rise Park, Nottingham NG5 5DT**

A UNIQUE THREE BEDROOM DETACHED
BUNGALOW SITAUTED IN RISE PARK,
NOTTINGHAM

Guide Price £280,000 Freehold



**** GUIDE PRICE £280,000 - £290,000 ** CORNER PLOT ****

LOOKING FOR A PROJECT? THEN THIS PROPERTY IS FOR YOU!

Robert Ellis Estate Agents are delighted to offer to the market this unique bungalow which has been split in to two separate living arrangements, this property would suit a family looking for ample space.

Ideally located in Rise Park, the property is within a short drive to Bulwell Town Centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Arnold and Nottingham City Centre. This is the ideal family home for any prospective buyers, who are looking to move to the popular, family-orientated area.

You are welcomed into an entrance porch which leads into the entrance hallway, off the hallway is the the first reception room, first kitchen, first bathroom, first and third bedroom and the inner hallway. Off the inner hallway is the second reception room where you can access the the second kitchen, second bedroom and second bathroom.

The property is situated on the corner plot with gardens to the front, side and rear elevations. There is also a large driveway providing off the road parking for multiple cars.

Do not miss out on this unique opportunity, call us today to arrange your viewing!



Front of Property

The property is situated on the corner plot with large laid to lawn gardens to the front, side and rear elevations. Large driveway providing off the road parking. Pathway leading to the front entrance

Entrance Porch

8'4" x 9'6" approx (2.56 x 2.91 approx)

UPVC double glazed entrance door to the side elevation with UPVC double glazed panels either side. Ceiling light point. Wooden entrance door leading into the Entrance Hallway with fixed single glazed panel to the side.

Entrance Hallway

5'9" x 15'5" x 9'2" approx (1.77 x 4.71 x 2.80 approx)

Carpeted flooring. Wall mounted radiator. Ceiling light point. Dado rail. Loft access hatch. Internal doors leading into Reception Room 1, Kitchen 1, Bedroom 1, 3, Bathroom 1, Inner Hallway and Large Storage Cupboard

Reception Room 1

12'1" x 16'8" approx (3.7 x 5.1 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Picture rail. Feature fireplace wooden surround and mantel

Kitchen 1

9'4" x 14'2" approx (2.86 x 4.33 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Tiled splash backs. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Range of wall and base units with worksurfaces over and built-in breakfast bar with ample space for seating. Built-in display shelving. Double sink and drainer unit with dual heat tap. Space and point for freestanding cooker. Space and point for freestanding fridge freezer. Built-in storage cupboard / Pantry. External door leading to the side elevation

Bedroom 1

11'6" x 12'2" approx (3.53 x 3.73 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 3

8'0" x 11'6" approx (2.44 x 3.51 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bathroom 1

4'11" x 11'3" approx (1.52 x 3.45 approx)

UPVC double glazed window to the side elevation. Wall mounted radiator. Ceiling light point. Bath with hot and cold taps. Low level flush WC

Inner Hallway

7'1" x 2'0" approx (2.16 x 0.62 approx)

Carpeted flooring. Ceiling light point. Internal door leading into Reception Room 2

Reception Room 2

9'0" x 14'0" x 3'4" x 6'0" approx (2.75 x 4.27 x 1.03 x 1.83 approx)

UPVC double glazed window to the side elevation. Carpeted flooring.

Wall mounted radiator. Ceiling light point. Wall light points. Loft access hatch. Internal doors leading into Bedroom 2, Kitchen 2, Bathroom 2. External door leading to the side elevation

Kitchen 2

15'8" x 13'7" approx (4.80 x 4.16 approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Range of wall and base units with worksurfaces over. Sink and drainer unit with dual heat tap. Integrated cooker with integrated 4 ring gas hob above. Space and point for freestanding fridge freezer

Bedroom 2

9'5" x 11'6" approx (2.89 x 3.52 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bathroom 2

4'3" x 5'2" approx (1.32 x 1.58 approx)

UPVC double glazed window to the side elevation. Linoleum flooring. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a bath hot and cold taps, pedestal wash hand basin with hot and cold taps and a WC

Side of Property

Space for shed. Bin Area

Council Tax

Local Authority Nottingham

Council Tax band C

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 4mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

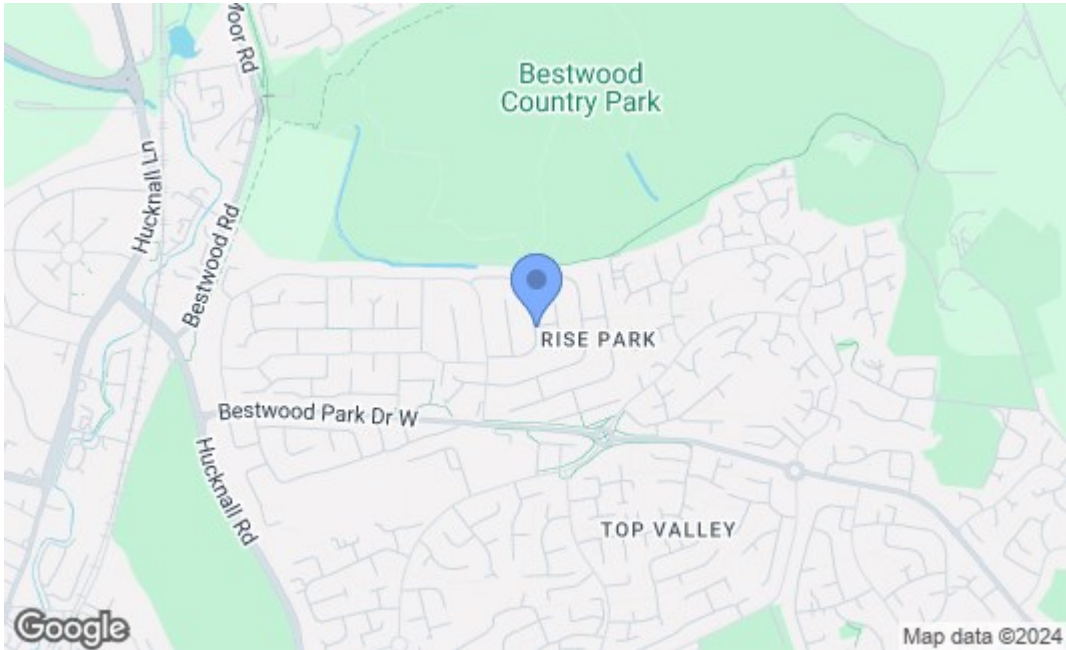
Any Legal Restrictions – No

Other Material Issues – No

640LW/HM



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	51	
(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		

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.