Robert Ellis

look no further. . .

Hillfield Gardens
Rise Park, Nottingham NG5 5BA

A STUNNING THREE BEDROOM DETACHED FAMILY HOME SITUATED IN RISE PARK, NOTTINGHAM!

Guide Price £300,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea

***GUIDE PRICE £300,000 - £310,000 ***

This beautifully maintained three-bedroom detached home in Rise Park is the perfect place for family living. Stylishly presented throughout, the property is move-in ready, offering space, comfort, and a modern layout that works for everyday life.

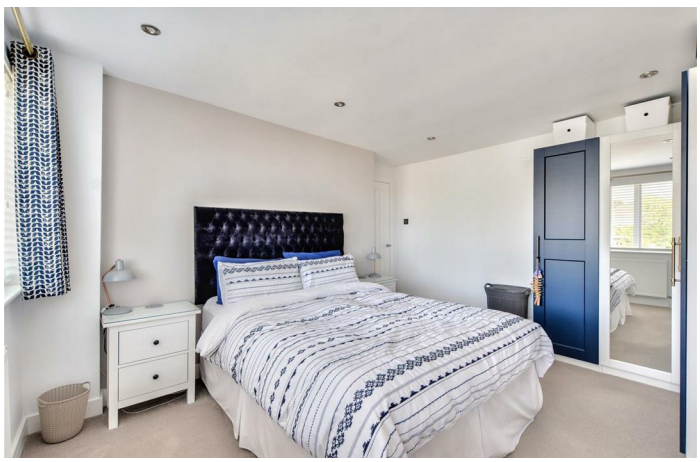
Step inside to a bright and welcoming entrance hall, which leads directly into the heart of the home, a stunning open-plan lounge, kitchen, and dining area. This light-filled space is perfect for both relaxing and entertaining, with room for family time, meal prep, and hosting guests – all in one seamless layout.

Upstairs, you'll find three well-proportioned bedrooms, each tastefully decorated and ready to enjoy, along with a modern family bathroom.

Outside, the property continues to impress with an enclosed south-facing rear garden – ideal for children, pets, or outdoor dining. To the front, there's a well-kept garden and a driveway offering off-street parking for multiple vehicles.

Set in a convenient area with local shops, schools, and transport links nearby, this home is perfect for anyone looking to settle into a ready-made family home.

Don't miss out! Contact us today to arrange a viewing!



Entrance Hallway
Composite entrance door to the front elevation leading into the entrance hallway, wall mounted radiator, laminate floor covering, carpeted staircase leading to the first floor landing, recessed spotlights to the ceiling, understairs storage cupboard providing useful additional storage space, security alarm panel (full alarm system), doors leading off to:

Lounge
12'8" x 12'4" approx (3.88 x 3.78 approx)
UPVC triple glazed window to the front elevation, laminate floor covering, wall mounted radiator, dimmable recessed spotlights to the ceiling, archway leading through to the open plan kitchen diner.

Kitchen Diner
19'0" x 12'4" approx (5.80 x 3.78 approx)
A range of contemporary wall and base units with worksurfaces over incorporating a double sink and drainer unit with modern swan neck mixer tap over, mosaic tiled splashbacks, integrated AEG fan oven with AEG five ring gas hob over and AEG extractor hood above, integrated AEG slimline dishwasher, space and plumbing for a washing machine, space and point for a fridge freezer, kick heating, ample space for a dining table, continuation of the laminate floor covering, wall mounted radiator, dimmable recessed spotlights to the ceiling, UPVC triple glazed window to the rear elevation, UPVC triple glazed extra wide French doors leading out to the rear enclosed garden.

First Floor Landing
Carpeted flooring, UPVC triple glazed window to the side elevation, access to the loft, recessed spotlights to the ceiling, storage cupboard, doors leading off to:

Bedroom One
10'9" x 13'1" approx (3.29 x 4 approx)
Carpeted flooring, UPVC triple glazed window to the front elevation, wall mounted radiator, dimmable recessed spotlights to the ceiling.

Bedroom Two
10'2" x 12'0" approx (3.10 x 3.67 approx)
Carpeted flooring, UPVC triple glazed window to the rear elevation, wall mounted radiator, dimmable recessed spotlights to the ceiling.

Bedroom Three
9'8" x 7'11" approx (2.95 x 2.43 approx)
Carpeted flooring, UPVC triple glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling.

This bedroom has been extended to bring it in line with the front of the property.

Bathroom
8'5" x 5'4" approx (2.59 x 1.65 approx)
Italian ceramic tiles to the walls and floor, vanity wash hand basin with mixer tap over and storage cupboards below housing shaver point, low level flush WC with granite worktop above, walk-in shower enclosure with mains fed shower and feature large recessed rainwater shower head over, dual fuel heated towel rail, extractor fan, recessed spotlights to the ceiling, UPVC triple glazed window to the side elevation.

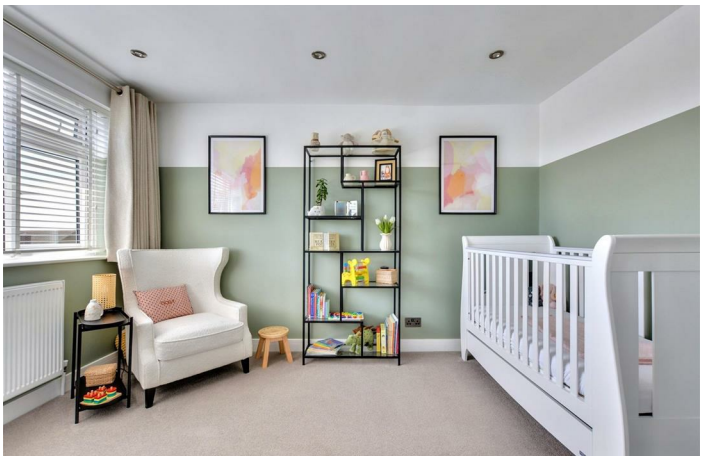
Loft
Loft floor lifted, insulated, and boarded for storage, housing the boiler (fitted 2017 with 10 year warrantee).

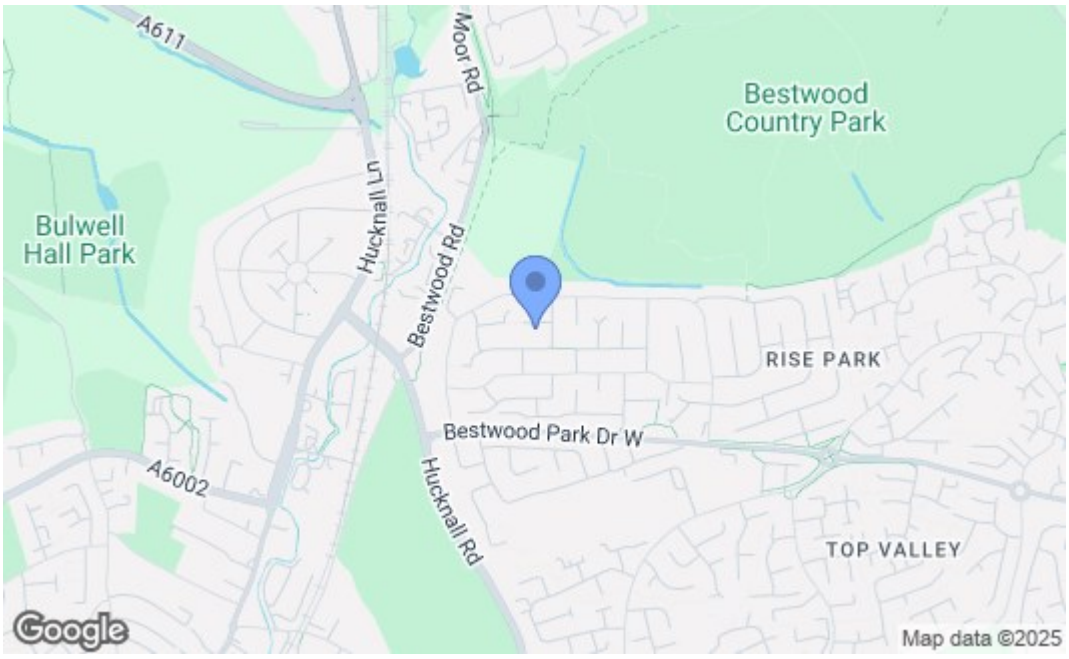
Outside

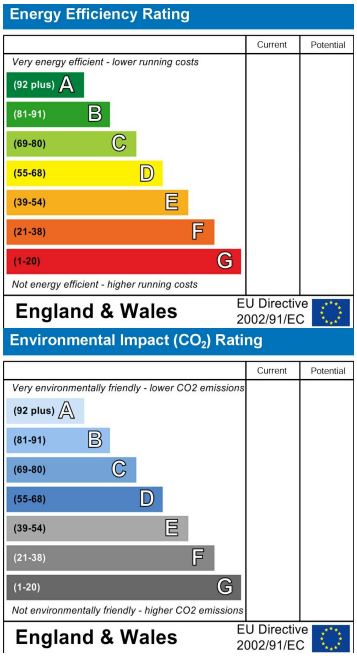
Front of Property
To the front of the property there is a driveway providing off the road parking for multiple cars, garden laid to lawn, hedging, pathway leading to the front entrance door.

Rear of Property
To the rear of the property there is an enclosed south-facing rear garden with paved patio area, garden laid to lawn, gated car access to the rear from front driveway, outdoor power, outdoor hot and cold water faucet, shed, outdoor lighting, fencing to the boundaries.

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 5mbps Ultrafast 1800mbps
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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485