



**Pine Hill Close  
Arnold, Nottingham NG5 9DA**

A FOUR BEDROOM, DETACHED FAMILY HOME SITUATED ON A CORNER PLOT IN RISE PARK, NOTTINGHAM.

**Guide Price £300,000 - £350,000 Freehold**



\*\*\*GUIDE PRICE £300,000 - £325,000 \*\*\*

\*\* MUST VIEW \*\*

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC FOUR BEDROOM, DETACHED HOUSE situated on a CORNER PLOT IN RISE PARK, NOTTINGHAM.

This is the ideal family home for any prospective buyer looking for a family orientated area, as you have Rise Park Primary & Nursery School, Westglade Primary School and Redhill Academy nearby. The property is also located a stone's throw away from nearby shops and restaurants. Alongside this, it offers easily accessible transport links into Nottingham City Centre and surrounding villages/towns.

Upon entry, you are welcomed into the entrance hallway which offers access into the large open living room which benefits from windows to both the front and rear elevation, bringing in a great deal of natural light. The hallways also leads through to the downstairs WC and the extended open plan kitchen diner with refitted contemporary units and integrated appliances.

The property also benefits from a complete rewire, together with a minimum 18-month warranty on the white goods and a 7-year warranty on the boiler, providing peace of mind for prospective buyers.

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

The property sits on the corner of a private cul-de-sac with a driveway providing off the road parking. To the rear is an enclosed landscaped rear garden incorporating paved patio area, large area for potential lawn and a raised decked area.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office on 0115 648 5485 to arrange your viewing now!



### Entrance Hallway

13'09" x 6'02" approx (4.19m x 1.88m approx)

UPVC glazed door to front elevation. Staircase leading to the first floor landing. Feature vertical radiator. Ceiling light point. Built-in under the stairs storage cabinet. Panel doors leading into:

### Lounge Diner

10'6" x 23'3" approx (3.20m x 7.09m approx)

This spacious open plan lounge diner benefits from having a UPVC double glazed picture window to the front elevation and a UPVC double glazed window to the rear elevation. Two feature vertical radiators. Ceiling light points.

### Extended Kitchen Diner

16'4" x 22' approx (4.98m x 6.71m approx)

This modern extended living dining kitchen benefits from having a range of contemporary matching wall and base units incorporating laminate worksurfaces above. Integrated oven with a 4 ring hob above. Stainless steel extractor hood. 1.5 bowl sink with swan neck dual heat tap. Integrated dishwasher. Integrated washing machine. Space and point for a freestanding fridge freezer. Refitted gas central heating combination boiler providing hot water and central heating to the property. UPVC double glazed bay window overlooking landscaped rear garden. UPVC double glazed windows to the front, side and rear elevations. Tiled splashbacks. Luxury vinyl tile flooring. Vertical modern radiators. Ceiling light points. Ample space for both sitting, dining and living area, creating a modern homely feel.

### Ground Floor WC

3'4" x 5'1" approx (1.02m x 1.55m approx)

UPVC double glazed window to the side elevation. Modern linoleum pocket style floor covering. Ceiling light point. Vanity wash hand basin with storage cupboard below and a low level flush WC.

### First Floor Landing

Loft access hatch. Panel doors leading into bedroom 1, 2, 3 4 and family bathroom.

### Bedroom 1

7'09" x 17' approx (2.36m x 5.18m approx)

Vaulted ceiling creating a spacious feel for a master bedroom. UPVC double glazed window to the front elevation. Feature vertical radiator. Ceiling light point. Panel door leading to the en-suite shower room.

### En-Suite Shower Room

5'03" x 7'07" approx (1.60m x 2.31m approx)

Vaulted ceiling. Velux roof window. UPVC double glazed window to the rear elevation. Large format tiled flooring. Feature vertical radiator. Modern 3 piece suite comprising of a walk-in shower

enclosure incorporating rainwater shower head above, wall hung vanity wash hand basin with storage cupboard below and a low level flush WC.

### Bedroom 2

14'5" x 11'1" approx (4.4 x 3.4 approx)

UPVC double glazed window to the front elevation. Feature vertical radiator. Ceiling light point.

### Bedroom 3

11'1" x 10'9" approx (3.4 x 3.3 approx)

UPVC double glazed window to the rear elevation. Feature vertical radiator. Ceiling light point. Built-in storage cupboard over the stairs providing useful additional storage space.

### Bedroom 4

7'2" x 10'2" approx (2.2 x 3.1 approx)

UPVC double glazed window to the front elevation. Feature vertical radiator. Ceiling light point.

### Family Bathroom

5'09" x 6'06" approx (1.75m x 1.98m approx)

UPVC double glazed window to the rear elevation. Chrome heated towel rail. Tiled splashbacks. Ceiling light point. Modern 3 piece suite comprising of a panel bath with shower attachment over, vanity wash hand basin with storage cupboards below and a low level flush WC.

### Front of Property

The property sits on the corner of a private cul-de-sac with a driveway providing off the road parking.

### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden incorporating a paved patio area, large area for potential lawn, raised decked area, fencing to the boundaries with mature trees providing screening.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

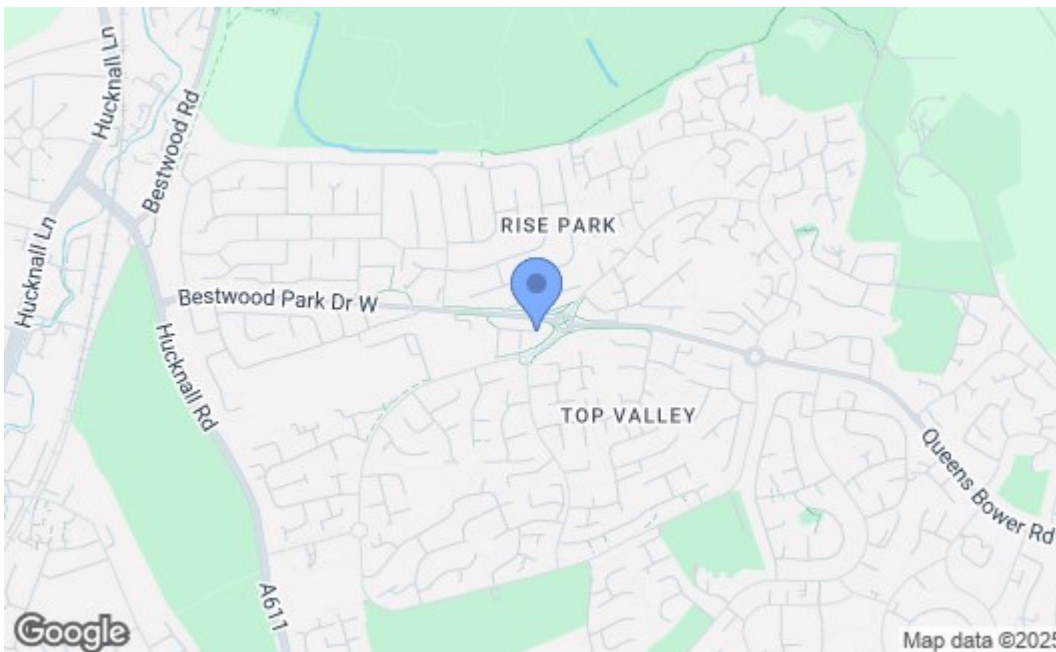
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.