

Dunvegan Drive  
Rise Park, Nottingham NG5 5DW

A WELL PRESENTED FAMILY HOME FOR  
SALE!

**Offers In The Region Of £375,000 Freehold**



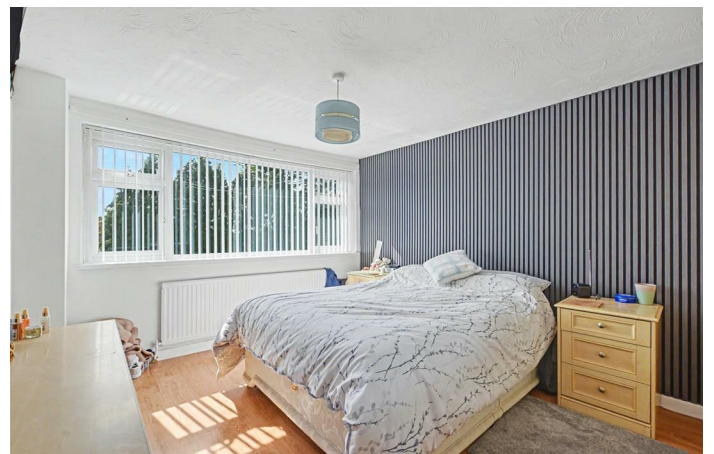
This well-presented freehold property on Dunvegan Drive, Rise Park, Nottingham, enjoys a desirable position backing directly onto Bestwood Country Park, offering attractive views and a high degree of privacy.

The home opens with an entrance porch leading into a hallway with staircase access to the first floor. The ground floor features a spacious lounge, benefiting from ample natural light via a front-facing window and rear sliding doors opening onto the garden. The kitchen is generously sized and modern, fitted with a range of wall and base units, integrated appliances including a double oven and induction hob, and a central breakfast island. Additional ground floor spaces include a pantry, a utility room with plumbing for appliances, and a convenient WC.

Upstairs, the property offers three bedrooms. The principal bedroom includes built-in wardrobes, a vanity unit, and a private en-suite with walk-in shower. The second bedroom is notably long and also benefits from its own en-suite, while the third bedroom is well-proportioned and overlooks the rear garden. A family bathroom completes the first floor, fitted with both a bath and shower.

Externally, the front of the property provides off-road parking via a driveway and a low-maintenance gravelled garden. The rear garden is enclosed and designed for ease of upkeep, featuring a decked seating area, pathway, shed, and access to the garage. The garage itself includes power and lighting.

Additional benefits include gas central heating, mains utilities, no flood risk history, and strong broadband availability. Overall, this is a spacious and practical family home in a sought-after location with excellent access to green space.



### Entrance Porch

Composite entrance door to the front elevation giving access to the entrance porch comprising UPVC double glazed windows, laminate flooring, recessed spotlights to the ceiling, UPVC door leading through to the entrance hallway.

### Entrance Hallway

Laminate flooring, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

### Ground Floor WC

7'09 x 2'61 approx (2.36m x 0.61m approx)

Tiled flooring, wall mounted radiator, UPVC double glazed window to the front elevation, WC, handwash basin with mixer tap over.

### Lounge

26'32 x 12'20 approx (7.92m x 3.66m approx)

UPVC double glazed window to the front elevation, laminate flooring, two wall mounted radiators, double glazed sliding doors leading out to the rear garden.

### Kitchen

12'45 x 14'96 approx (3.66m x 4.27m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, integrated double oven, four ring induction hob with extractor hood over, breakfast bar island unit, integrated dishwasher, space and point for an American style fridge freezer, tiled flooring, wall mounted radiator, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, doors leading off to:

### Pantry

### Utility Room

16'54 x 5'76 approx (4.88m x 1.52m approx)

Wall and base units with worksurfaces over incorporating space and plumbing for a washing machine, carpeted flooring, wall mounted radiator.

### First Floor Landing

Carpeted flooring, access to the loft, built-in storage cupboard, doors leading off to:

### Bedroom One

12'93 x 12'17 approx (3.66m x 3.66m approx)

Laminate flooring, UPVC double glazed window to the front elevation, wall mounted radiator, wood panelling, built-in wardrobes and vanity unit, door to the en-suite.

### En-Suite

8'52 x 7'5 approx (2.44m x 2.26m approx)

Tiled flooring, UPVC double glazed window to the front elevation, walk-in shower enclosure with mains fed shower over, WC, hand wash basin, tiled splashbacks, heated towel rail, recessed spotlights to the ceiling.

### Bedroom Two

18'30 x 5'78 approx (5.49m x 1.52m approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, door to the en-suite.

### En-Suite

5'71 x 5'59 approx (1.52m x 1.52m approx)

Tiled flooring, UPVC double glazed window to the rear elevation, shower enclosure with electric shower over, WC, hand wash basin, tiled splashbacks, recessed spotlights to the ceiling.

### Bedroom Three

9'71 x 11'68 approx (2.74m x 3.35m approx)

Laminate flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

### Bathroom

UPVC double glazed window to the rear elevation, tiled splashbacks, laminate flooring, shower enclosure with mains fed shower over, panelled bath, WC, handwash basin, wall mounted radiator, recessed spotlights to the ceiling.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, gravelled front garden, security.

#### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with gravelled garden incorporating a pathway leading to a decked seating area, security, outdoor water tap, shed, access to the garage, fenced and walled boundaries.

### Garage

7'99 x 15'44 approx (2.13m x 4.57m approx)

Up and over door to the front elevation, power and lighting.

### 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

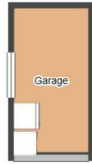
Flood Defences: No

Non-Standard Construction: No

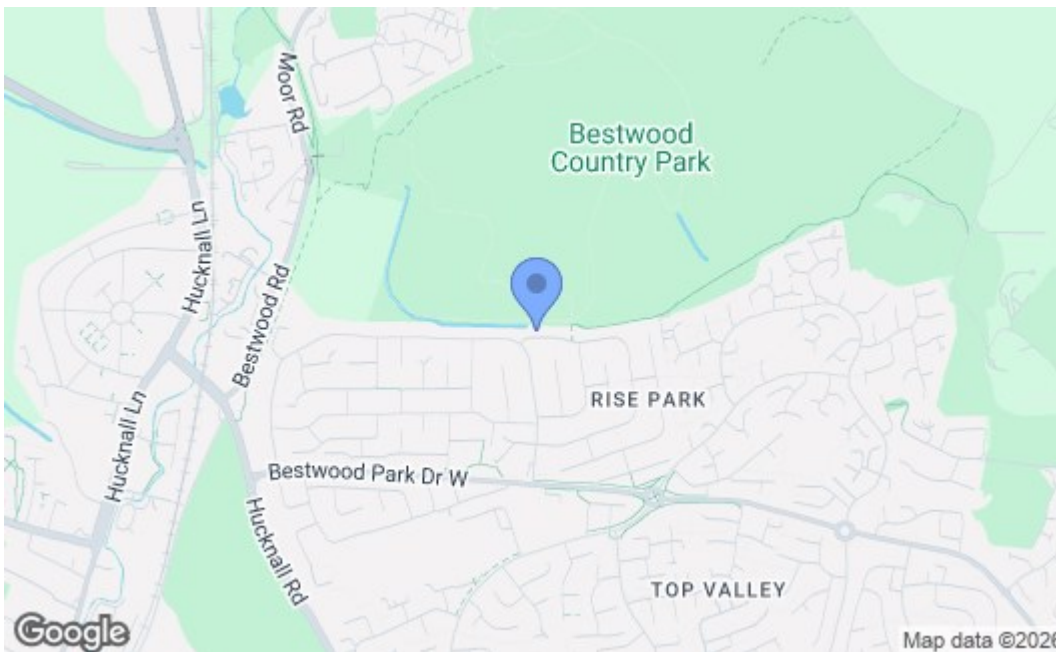
Any Legal Restrictions: No

Other Material Issues: No





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	87
(69-80) C			
(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.