Robert Ellis

look no further. . .

Dunvegan Drive
Rise Park, Nottingham NG5 5DY

A WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME FOR SALE IN RISE PARK!

Guide Price £305,000 Freehold

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Situated in the ever-popular residential area of Rise Park, this beautifully presented three-bedroom detached family home is ready to move into and offers spacious, light-filled living accommodation, ideal for modern family life.

As you step inside, you're welcomed into a bright and airy entrance hallway, which provides access to the lounge, kitchen, and stairs to the first floor. The lounge features a large bay-fronted double-glazed window, flooding the room with natural light, and seamlessly leads into the dining room making a perfect space for family meals and entertaining. From here, French doors open into the conservatory, offering lovely views and access to the landscaped rear garden.

The kitchen is well-appointed and includes a side door, with cat flap for easy access to the driveway.

Upstairs, the property boasts three generously sized bedrooms and a modern family bathroom, providing comfortable accommodation for the whole family.

Outside, the home is equally impressive. To the front, there is a well-maintained garden and a driveway offering parking for multiple vehicles. The rear garden is a standout feature as it is beautifully landscaped with a mix of block paving, lawn, flower beds, and a charming pagoda, perfect for relaxing or entertaining. A detached garage with electric vehicle charging point completes the exterior.

Located close to excellent schools, shops, and transport links, this stunning family home combines convenience with comfort.

Don't miss your chance to view this immaculate property!

Entrance Hallway
Composite entrance door to the front elevation with two glass panels either side giving access into the entrance hallway which comprises dado rail, stairs to the first floor landing, laminate floor covering, doors leading off to:

Lounge
18'0" x 12'6" approx (5.50 x 3.83 approx)
UPVC double glazed bay fronted window to the front elevation, wall mounted radiator, dado rail, coving to the ceiling, TV point.

Dining Room
10'8" x 9'0" approx (3.27 x 2.75 approx)
UPVC double glazed French doors leading to the conservatory, wall mounted radiator, coving to the ceiling, dado rail, wooden flooring.

Conservatory
11'1" x 11'8" approx (3.40 x 3.57 approx)
Wooden flooring, wall mounted radiator, UPVC double glazed windows surrounding, UPVC double glazed French doors to the rear elevation leading out to the garden, TV point, dado rail.

Kitchen
13'1" x 8'0" approx (3.99 x 2.44 approx)
Laminate floor covering, UPVC double glazed window to the rear elevation, wall mounted radiator, spotlights to the ceiling, door to the pantry, UPVC double glazed door to the side elevation, built-in storage, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, Kenwood 6 ring range cooker, space and point for fridge freezer, tiled splashbacks.

First Floor Landing
UPC double glazed window to the side elevation, dado rail, coving to the ceiling, storage cupboard housing the 5 year old combination boiler, doors leading off to:

Bedroom One
13'4" x 11'0" approx (4.08 x 3.36 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, coving to the ceiling.

Bedroom Two
10'8" x 10'3" approx (3.26 x 3.13 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, dado rail.

Bedroom Three
7'11" x 9'2" approx (2.43 x 2.81 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, over stairs storage.

Bathroom
8'7" x 5'6" approx (2.63 x 1.69 approx)
UPVC double glazed window to the rear elevation, linoleum floor covering, vanity wash hand basin with mixer tap over, WC, heated towel rail, spotlights to the ceiling, L-shaped bath with mains fed shower over, tiled splashbacks.

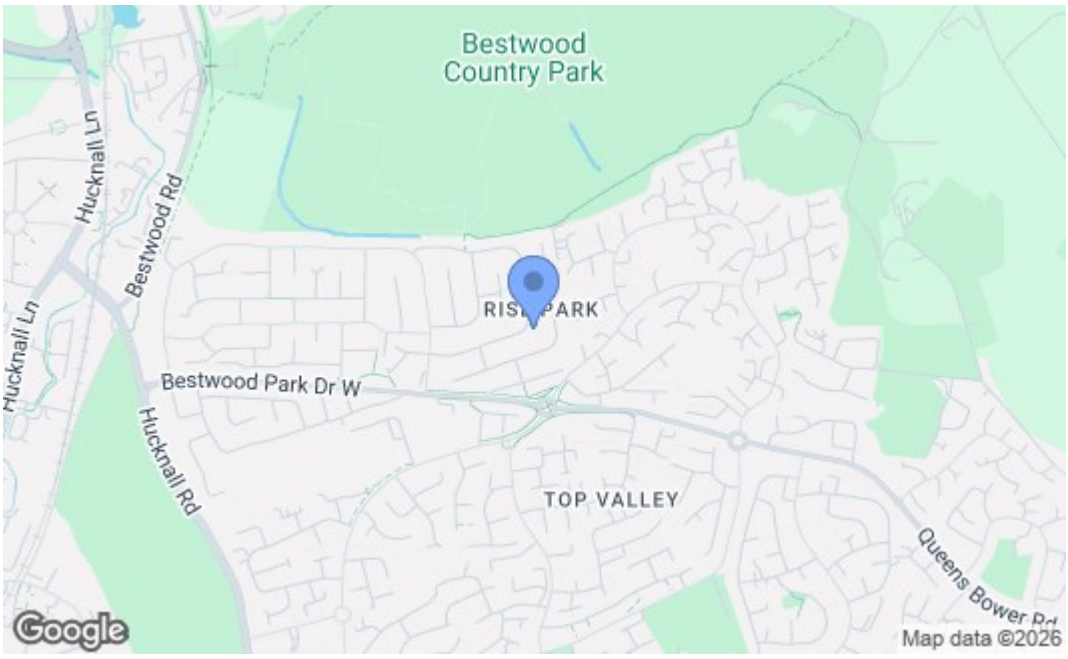
Outside

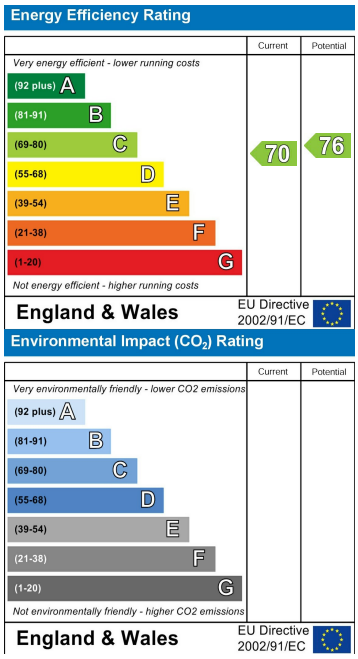
Front of Property
To the front of the property there is a two tiered slate garden with a range of matures trees and shrubbery planted throughout, driveway providing off the road parking for multiple cars, car charging point, access to the garage, access to the rear garden.

Garage
10'2" x 20'2" approx (3.12 x 6.15 approx)
Up and over door, power and lighting, tool station, two single glazed windows to the side elevation.

Rear of Property
To the rear of the property there is an enclosed rear garden with steps leading down to block paved patio and additional lawned area, outdoor power, pergola, greenhouse, outdoor water tap, a range of plants and shrubbery planted to the borders, hedging and 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 4mbps 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.

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