Robert Ellis

*look no further. . .*







Pine Hill Close
Rise Park, Nottingham NG5 9DA

THREE BEDROOM DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT

**Guide Price £240,000 Freehold**

0115 648 5485

/robertellisestateagent @robertellisea



** GUIDE PRICE £240-250,000 **

Robert Ellis Estate Agents are delighted to present this well-proportioned three bedroom detached family home, occupying a generous corner plot in a popular residential location. Offering spacious accommodation, a detached garage, driveway and gardens wrapping around the property, this fantastic home is ideally suited to first-time buyers, growing families and those looking for excellent outdoor space.

The accommodation begins with an entrance porch leading into a welcoming hallway, with useful understairs storage and a ground floor WC. From here, access is provided to a spacious lounge diner extending over 22ft in length. With windows to both the front and rear elevations, this bright and versatile reception space provides ample room for comfortable seating and family dining, with a feature fireplace creating an attractive focal point.

The fitted kitchen offers a range of wall and base units, an integrated oven with gas hob, space for further appliances and useful pantry storage. A bay window overlooks the rear garden, while a side door provides convenient access outside.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and bedroom two featuring a useful storage cupboard. Completing the accommodation is a family bathroom fitted with a corner bath with mains-fed shower over, WC and wash hand basin.

A particular feature of this property is the generous corner plot. The lawned front garden wraps around the side of the home, while the enclosed rear garden is predominantly laid to lawn and provides further outdoor space. A driveway and detached garage complete the outside accommodation.

This is an excellent opportunity to acquire a spacious detached family home with a particularly generous plot, garage and plenty of potential to make it your own. The property would also make an ideal investment opportunity for landlords looking to add a well-proportioned family home to their rental portfolio.





Entrance Porch
UPVC double glazed entrance door leading into the porch comprising UPVC double glazed window to the side elevation, wooden door leading through to the entrance hallway.

Entrance Hallway
Laminate flooring, wall mounted radiator, understairs storage, carpeted staircase leading to the first floor landing, doors leading off to:

Ground Floor WC
2'86 x 4'77 approx (0.61m x 1.22m approx)
Tiled flooring, tiled splashbacks, handwash basin with separate hot and cold taps, wall fitted mirror, single glazed window to the side elevation, WC.

Lounge Diner
10'07 x 22'02 approx (3.23m x 6.76m approx)
Carpeted flooring, UPVC double glazed windows to the front and rear elevations, two wall mounted radiators, coving to the ceiling, electric fire with tiled heart and wooden surround.

Kitchen
11'60 x 7'26 approx (3.35m x 2.13m approx)
A range of wall and base units incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and point for a fridge, integrated oven with gas hob over and extractor hood above, tiled flooring, tiled splashbacks, storage providing useful pantry space, wall mounted radiator, UPVC double glazed bay window to the rear elevation, wooden door to the side elevation.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

Bathroom
5'23 x 6'28 approx (1.52m x 1.83m approx)
Corner bath with mains fed shower over, WC, handwash basin with mixer tap, UPVC double glazed window to the rear elevation, vinyl flooring, tiled splashbacks, wall mounted radiator, recessed spotlights to the ceiling.

Bedroom One
9'65 x 12'48 approx (2.74m x 3.66m approx)
UPVC double glazed window to the front elevation, fitted wardrobes, wall mounted radiator, recessed spotlights to the ceiling, carpeted flooring, coving to the ceiling.

Bedroom Two
9' x 9'61 approx (2.74m x 2.74m approx)
UPVC double glazed window to the rear elevation, storage cupboard, wall mounted radiator, recessed spotlights to the ceiling, coving to the ceiling, carpeted flooring.

Bedroom Three
8'50 x 6'34 approx (2.44m x 1.83m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, dado rail.

Outside
The property sits on a corner plot incorporating a lawned front garden wrapping to the side giving access to the garage and driveway.

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, fencing to the boundaries, outdoor water tap, rear gated access.

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 18mbps Ultrafast 5500mbps
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














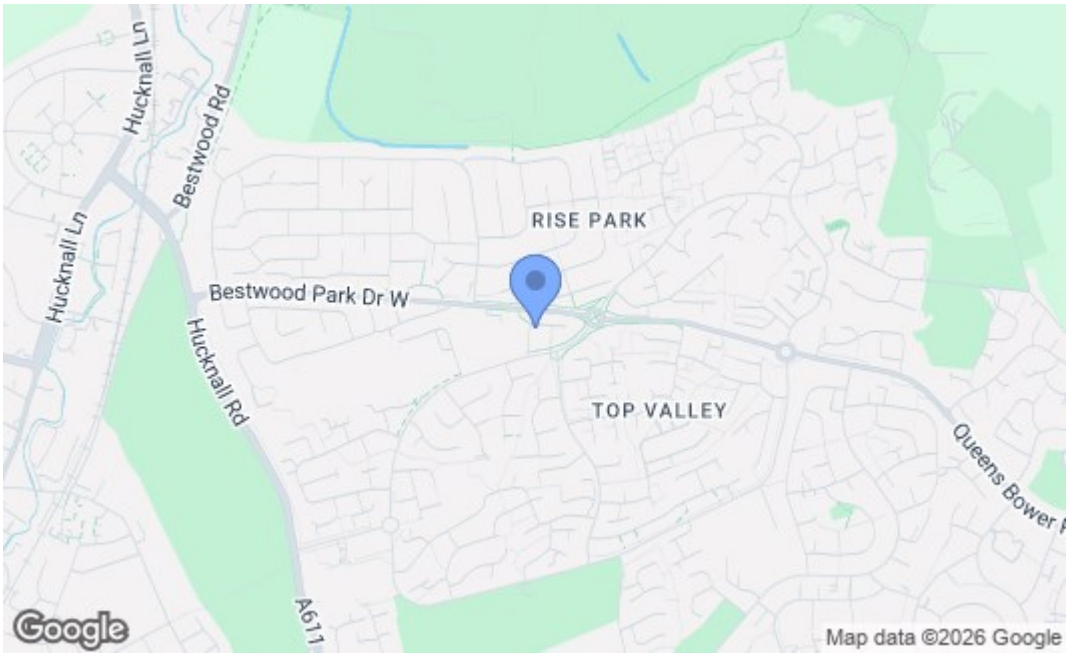


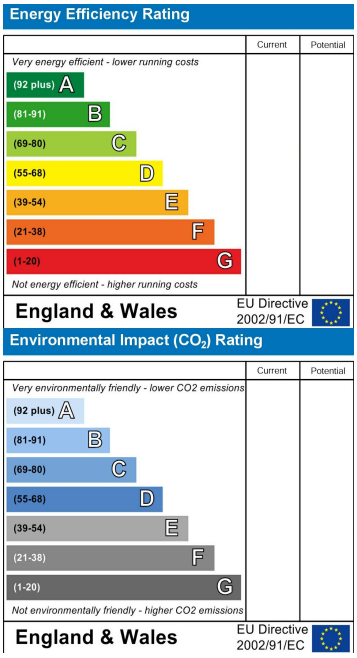


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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