Robert Ellis

look no further. . .

Brownlow Drive
Rise Park, Nottingham NG5 5BB

FANTASTIC THREE BEDROOM, FAMILY HOME IN RISE PARK, NOTTINGHAM WITH VIEWS OVER BESTWOOD COUNTRY PARK

£325,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea

Robert Ellis Estate Agents are delighted to bring to the market this fantastic three-bedroom detached family home, ideally situated in the highly desirable Rise Park, Nottingham.

Upon entry, you are welcomed into a spacious hallway providing access to the open-plan lounge diner, featuring sliding doors into the conservatory. The conservatory benefits from French doors opening onto a beautifully enclosed rear garden, complete with a raised patio, veranda, lawn, and stunning views over Bestwood Country Park. The ground floor also offers a well-appointed kitchen with access to the car port. The property further benefits from cavity wall insulation, enhancing energy efficiency and comfort throughout the home.

To the first floor, the landing leads to two generous double bedrooms, a third bedroom, and a modern shower room featuring a stylish walk-in shower within a contemporary suite.

Externally, the property offers ample off-road parking via a generous driveway, car port, and detached garage.

This home is ideal for a growing family seeking a property in a highly desirable location. A viewing is highly recommended to truly appreciate the size, setting, and opportunity on offer. Contact the office today to avoid missing out!

Entrance Hallway
15'5" x 6'2" approx (4.7 x 1.9 approx)
UPVC double glazed entrance door to the front elevation with double glazed windows either side, carpeted flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, understairs storage cupboard, doors leading off to:

Lounge Diner
26'2" x 13'1" approx (8 x 4 approx)
UPVC double glazed window to the front elevation, wall mounted radiators, dado rail, carpeted flooring, fireplace with marble hearth and surround, wall light points, ample space for a dining table, double glazed sliding doors leading through to the conservatory.

Conservatory
10'9" x 10'5" approx (3.3 x 3.2 approx)
UPVC double glazed French doors to the rear elevation with windows either side offering magnificent views, laminate flooring, wall mounted radiator, wall light points.

Kitchen
15'5" x 8'6" approx (4.7 x 2.6 approx)
A range of matching wall and base units incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with induction hob over and extractor hood above, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a fridge, wall mounted radiator, tiled splashbacks, recessed spotlights to the ceiling, tiling to the floor, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation.

First Floor Landing
UPVC double glazed window to the side elevation, airing cupboard housing the new boiler, carpeted flooring, loft access hatch, doors leading off to:

Bedroom One
10'5" x 12'5" approx (3.2 x 3.8 approx)
UPVC double glazed window to the rear elevation with scenic views, wall mounted radiator, carpeted flooring.

Bedroom Two
12'9" x 13'9" approx (3.9 x 4.2 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Three
8'10" x 7'10" approx (2.7 x 2.4 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Shower Room
8'10" x 5'10" approx (2.7 x 1.8 approx)
UPVC double glazed window to the rear elevation, wash hand basin with storage below, WC, walk-in shower enclosure with mains fed rainwater shower over, extractor fan, heated towel rail, recessed spotlights to the ceiling, tiled splashbacks, tiling to the floor.

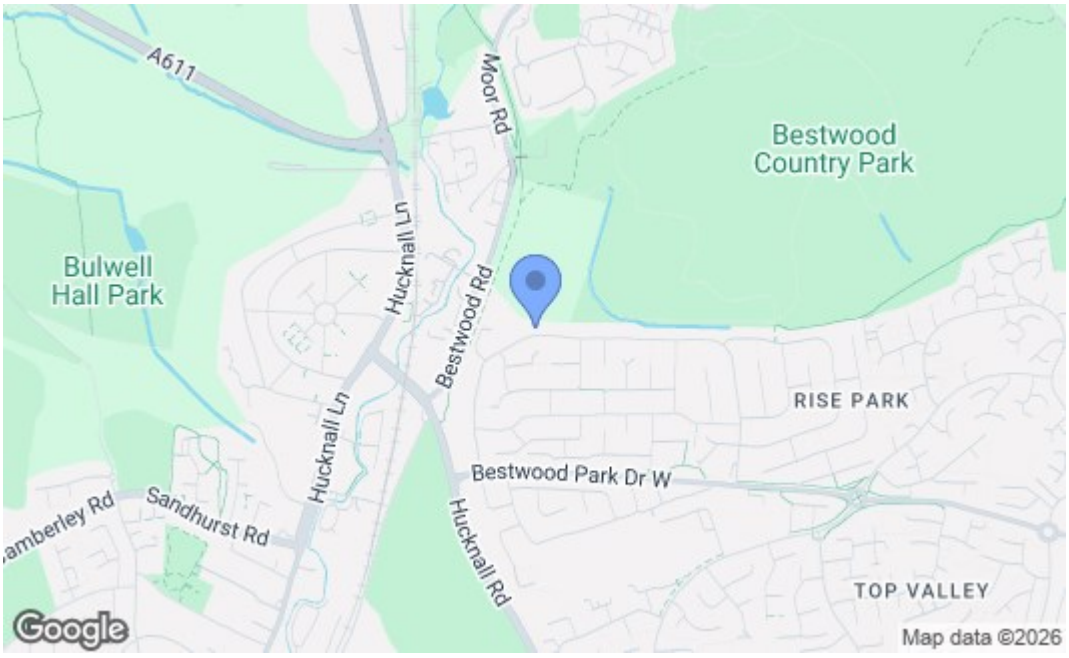
Outside

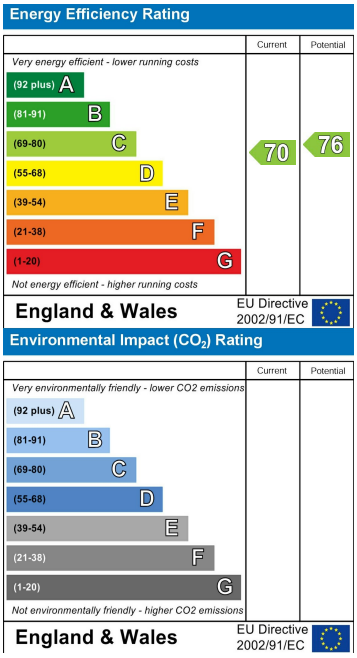
Front of Property
To the front of the property there is a driveway providing off the road parking, lawned garden with a range of flowers and shrubbery planted to the borders, secure gated access to the carport, pathway leading to the front entrance door.

Rear of Property
To the rear of the property there is an enclosed rear garden with picturesque views incorporating a paved patio area with pergola, steps leading down to a lawned area with a range of plants and shrubbery planted to the borders, fencing to the boundaries, access to the garage and carport.

Garage
17'5" x 8'0" approx (5.31 x 2.46 approx)
Up and over door to the front elevation, light and power.

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 6mbps 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