Robert Ellis

look no further. . .

Brownlow Drive
Rise Park, Nottingham NG5 5DD

An Exceptional Four Bedroom Family Home with Space, Style & Superb Location – Must Be Seen to Be Appreciated!

£350,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea

Robert Ellis are thrilled to present this beautifully extended four-bedroom detached home, perfectly positioned on the ever-desirable Brownlow Drive in NG5—a leafy, sought-after location renowned for its community feel and convenient access to local amenities.

From the moment you arrive, this home makes a lasting impression. A spacious extended porch welcomes you into a bright and airy hallway, setting the tone for the generous living spaces that follow.

At the heart of the home lies an expansive open-plan lounge and dining area, bathed in natural light from dual-aspect windows and elegant French doors that open directly onto a large, private rear garden. This is the perfect setting for entertaining guests or enjoying relaxed family evenings. The well-appointed kitchen offers excellent functionality and flows seamlessly into a cleverly designed utility room with WC, providing added convenience.

The ground floor also benefits from a versatile third reception room—formerly used as a bedroom—which makes an ideal home office, playroom, studio, or guest suite, complete with direct garden access. An integral garage offers excellent storage or further development potential (subject to planning).

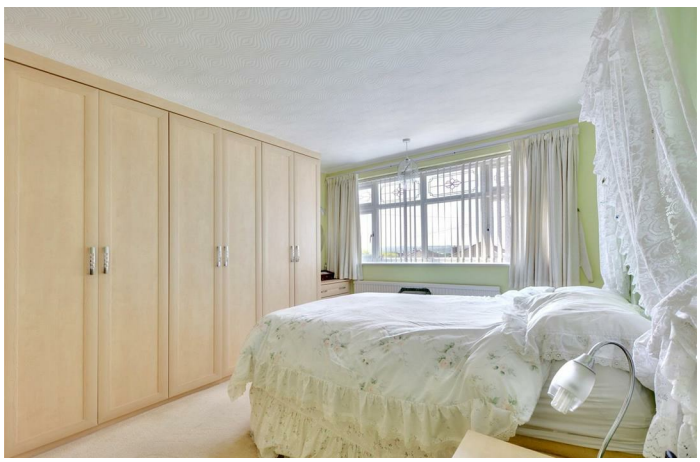
Upstairs, you'll find three large double bedrooms and a generous single. One of the doubles includes a stylish vanity basin and access to extensive eaves storage. A loft and airing cupboard provide yet more room for keeping everything neatly tucked away.

Step outside into the impressive rear garden—a tranquil, low-maintenance oasis with a mix of patio and lawned areas, ideal for summer barbecues, children's play, or simply unwinding in the fresh air.

This property truly offers the perfect blend of size, flexibility, and location. Just a short stroll from shops, supermarkets, cafes, and highly regarded schools, with excellent transport links into Nottingham city centre, it's ideally suited to growing families or anyone seeking long-term comfort and practicality.

Opportunities like this are rare. Don't miss your chance to own a substantial, move-in ready home in one of NG5's most popular residential pockets.

Early viewing is highly recommended—contact Robert Ellis today to arrange your private tour.



Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage, steps leading to the front entrance door, pebbled front garden, hedging to the boundaries.

Garage
21'7" x 7'10" approx (6.6 x 2.4 approx)
Up and over door to the front elevation, light and power.

Entrance Porch
19'2" x 6'3" approx (5.844 x 1.926 approx)
Double glazed door to the front elevation leading into the entrance porch, tiled flooring, archway through to the sunroom, double glazed door leading into the entrance hallway.

Sunroom
6'10" x 13'1" approx (2.1 x 4.0 approx)
Tiled flooring, double glazed windows to the front and side elevations, double glazed window to the lounge, light and power.

Entrance Hallway
6'2" x 16'11" approx (1.890 x 5.179 approx)
Carpeted flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, door leading off to lounge, door leading off to kitchen.

Lounge Diner
Double glazed window to the front elevation looking into the sunroom, two wall mounted radiators, gas fire with brick surround and tiled hearth, coving to the ceiling, double glazed pivot door to the rear elevation leading out to the rear garden.

Kitchen
7'11" x 12'11" approx (2.419 x 3.953 approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled flooring, space and point for a cooker, space and point for an undercounter fridge, space and plumbing for a dishwasher, tiled splashbacks., door to understairs pantry, door leading off to rear hallway.

Rear Hallway
8'6" x 2'11" approx (2.6 x 0.9 approx)
Tiled flooring, double glazed door providing access to the rear garden, door to downstairs WC, door to sitting room.

Sitting Room
7'10" x 9'6" approx (2.4 x 2.9 approx)
Wall mounted radiator, carpeted flooring, coving to the ceiling, double glazed window to the side elevation, double glazed window to the rear elevation leading to the rear garden.

Previously used as a bedroom this versatile space can be tailored to suit the buyers needs and requirement, would make an ideal playroom for children or home office.

Downstairs WC/Utility
7'3" x 4'8" approx (2.213 x 1.430 approx)
Wall mounted radiator, space and plumbing for washing machine, space and point for tumble dryer, double glazed window to the side elevation, tiled splashbacks, hand wash basin with separate hot and cold taps, WC.

First Floor Landing
Carpeted flooring, coving to the ceiling, storage cupboard, access to the loft.

Bedroom One
11'0" x 13'6" approx (3.377 x 4.116 approx)
Built-in wardrobes, double glazed window to the front elevation, coving to the ceiling, carpeted flooring.

Bedroom Two
7'2" x 17'0" approx (2.201 x 5.203 approx)
Double glazed window to the rear elevation, wall mounted radiator, wash hand basin, built-in storage cupboards, storage cupboard providing useful additional storage space, coving to the ceiling.

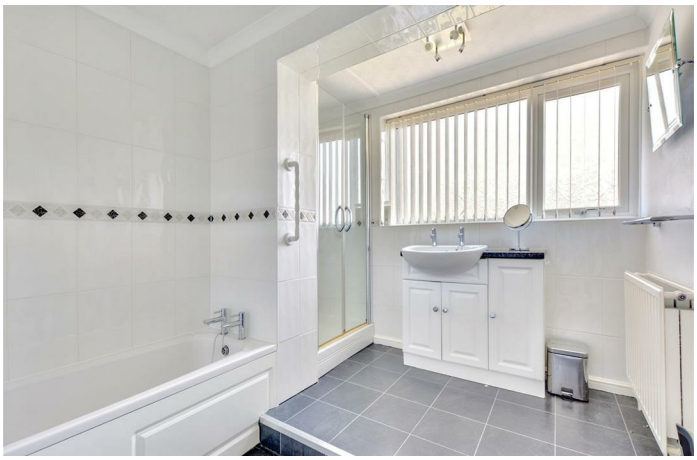
Bedroom Three
10'6" x 9'10" approx (3.203 x 3.021 approx)
Double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, wall mounted radiator, built-in wardrobes.

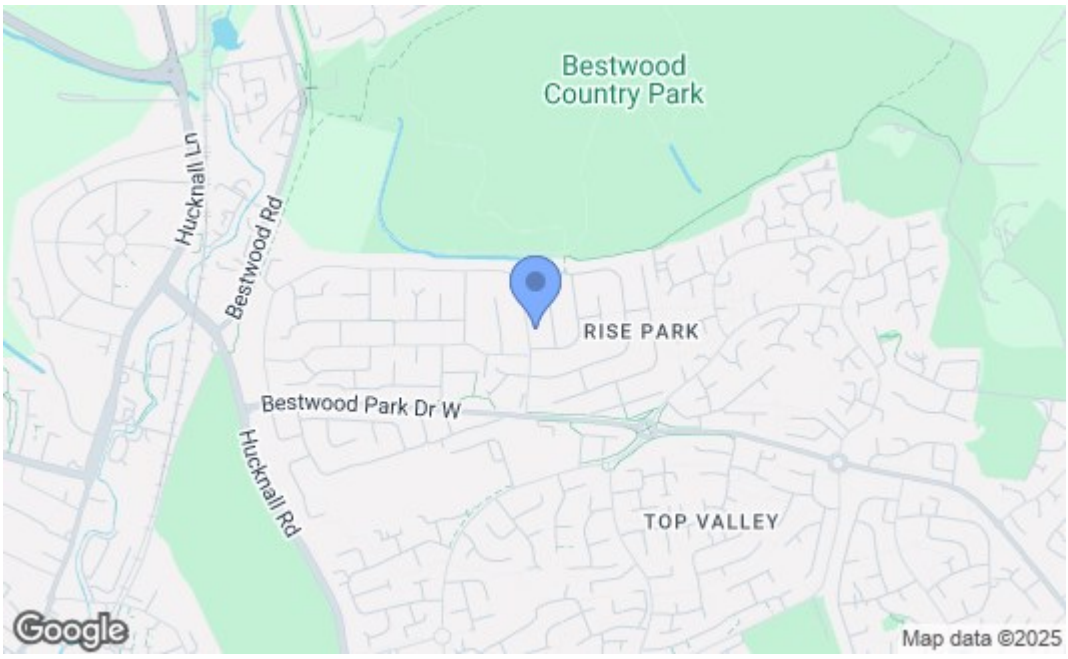
Bedroom Four
7'11" x 11'0" approx (2.438 x 3.377 approx)
Double glazed window to the front elevation, coving to the ceiling, carpeted flooring, wall mounted radiator, built-in storage cupboard.

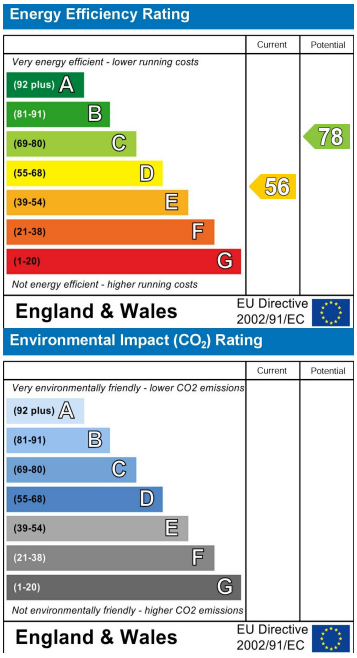
Bathroom
6'2" x 9'6" approx (1.9 x 2.9 approx)
Four piece suite comprising shower enclosure, panelled bath, handwash basin with storage cupboard below, WC, wall mounted radiator, double glazed window to the rear elevation, additional storage cupboards with worksurface over, tiled splashbacks, tiled flooring.

Rear of Property
To the rear of the property there is a spacious enclosed rear garden with patio area, pebbled area, a range of mature shrubs and trees planted to the borders, rockery with flowerbeds, shed, fencing to the boundaries, outdoor water faucet.

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 14mbps 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