

# HoldenCopley

PREPARE TO BE MOVED

Bernisdale Close, Rise Park, Nottinghamshire NG5 5DR

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Asking Price £290,000

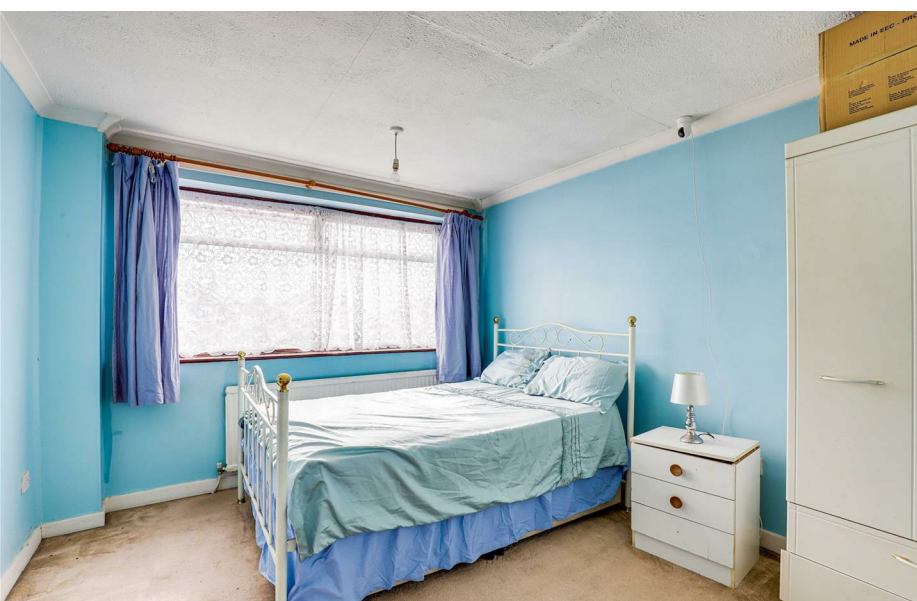
Bernisdale Close, Rise Park, Nottinghamshire NG5 5DR



We are thrilled to present this impressive four-bedroom detached house, a true gem offering ample space and endless possibilities to create the perfect family sanctuary. Nestled in a serene cul-de-sac within a sought-after location, this property enjoys easy access to a wealth of local amenities, including the beautiful Bestwood Country Park, outstanding schools, and convenient links to the City Centre. Step inside, and you'll be greeted by an inviting entrance hall that sets the tone for the rest of this charming home. The living room seamlessly flows into the dining room, creating a wonderful open-plan space perfect for entertaining and quality family time. A versatile study/reception room adds extra flexibility to cater to your specific needs, whether it be a home office or a playroom for the little ones. The well-appointed kitchen is the heart of this home, providing an excellent area to unleash your culinary creativity. With an abundance of storage and workspace, it's sure to become a gathering spot for friends and family. Venture to the first floor, and you'll find four generous bedrooms, each offering plenty of room for relaxation and rest. Two bathroom suites ensure everyone's needs are met with convenience and comfort, while an additional W/C adds further practicality. Stepping outside, the front of the property boasts a driveway, providing off-road parking and granting access to the garage for secure storage. Meanwhile, the rear garden provides a private and enclosed outdoor haven, featuring a delightful lawn area where children can play freely, and you can unwind in peace.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living & Dining Room
- Reception Room / Study To Rear
- Fitted Kitchen
- Two Bathrooms & Additional W/C
- Private Enclosed Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

20'0" × 6'2" (6.13m × 1.89m)

The entrance hall has wood-effect flooring, two radiators, carpeted stairs, a UPVC double-glazed bow window to the front elevation and a single UPVC door providing access into the accommodation

### Living Room

12'4" × 15'10" (3.77m × 4.85m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a decorative stone brick-built chimney breast with a feature fireplace, a TV point and open plan to the dining area

### Dining Area

10'4" × 9'6" (3.16m × 2.91m)

The dining area has carpeted flooring, coving to the ceiling, a radiator and access into the study

### Study

11'7" × 11'5" (3.54m × 3.48m)

The study has carpeted flooring, coving to the ceiling, a radiator and a sliding patio door to access the garden

### Kitchen

9'0" × 16'8" (2.75m × 5.09m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space for a cooker, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, parquet-style flooring, a radiator, tiled walls, two UPVC double-glazed windows to the rear elevation and a single UPVC door to access the garden

## FIRST FLOOR

### Landing

12'9" × 3'4" (3.90m × 1.02m)

The landing has carpeted flooring, an in-built cupboard, coving to the ceiling, access to the loft and provides access to the first floor accommodation

### Master Bedroom

10'11" × 13'3" (3.34m × 4.05m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator

### Bedroom Two

12'0" × 10'0" (3.66m × 3.07m)

The second bedroom has a UPVC double-glazed window to the rear elevation, coving to the ceiling, carpeted flooring and a radiator

### Bedroom Three

16'2" × 7'5" (4.95m × 2.28m)

The third bedroom has a UPVC double-glazed window to the front and side elevation, carpeted flooring, a radiator and an in-built cupboard

### Bedroom Four

10'9" × 7'11" (3.30m × 2.42m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator and an in-built cupboard

### Shower Room

5'6" × 5'10" (1.70m × 1.79m)

This space has a bidet, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a radiator, fully tiled walls, carpeted flooring and a double-glazed obscure window to the rear elevation

### Bathroom

7'4" × 5'6" (2.24m × 1.68m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a radiator, carpeted flooring, fully tiled walls and a double-glazed obscure window to the rear elevation

## W/C

5'8" × 2'7" (1.74m × 0.81m)

This space has a low level flush W/C, a radiator, carpeted flooring, fully tiled walls and a double-glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a lawned garden with a range of plants and shrubs, a driveway, access into the integral garage and gated access to the lean-to

### Lean-To

The lean-to has a polycarbonate roof and provides access to both of the front and rear gardens

### Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, a lawn, an outdoor tap, a range of plants and shrubs, a shed and fence panelling

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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