

# HoldenCopley

PREPARE TO BE MOVED

Brownlow Drive, Rise Park, Nottinghamshire NG5 5DA

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Guide Price £300,000 - £325,000



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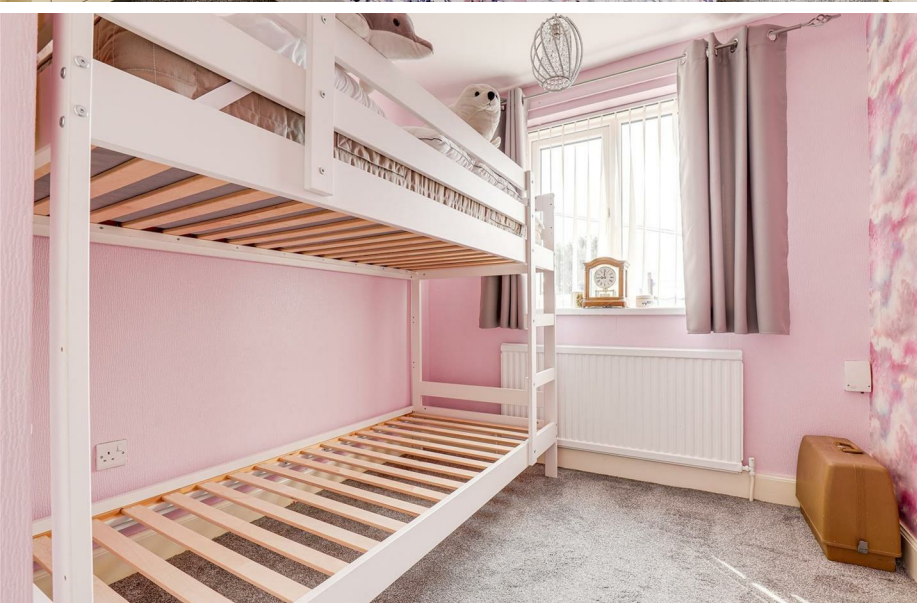
BEAUTIFUL DETACHED HOUSE...

This beautifully presented and impeccably decorated three-bedroom detached house offers generous living space, ideal for a family seeking comfort and style. Nestled in a quiet location, the property benefits from close proximity to local amenities, excellent transport links, and great school catchments. The ground floor welcomes you with a charming porch and entrance hall, leading into a spacious living room that seamlessly flows into the dining area, creating an inviting open-plan layout. Bi-folding doors connect the dining room to a bright and airy conservatory, perfect for relaxing or entertaining. The modern kitchen is equipped with sleek, contemporary units, complemented by a separate utility room for added convenience. A stylish shower suite completes the ground floor. Upstairs, the first floor accommodates two well-proportioned double bedrooms and a comfortable single bedroom, all serviced by a modern shower suite. Externally, the property boasts a front driveway with ample parking space, direct access to the garage, and a meticulously landscaped rear garden that offers a peaceful outdoor retreat. This home effortlessly combines practicality with elegance, making it a perfect choice for any discerning family buyer.

MUST BE VIEWED

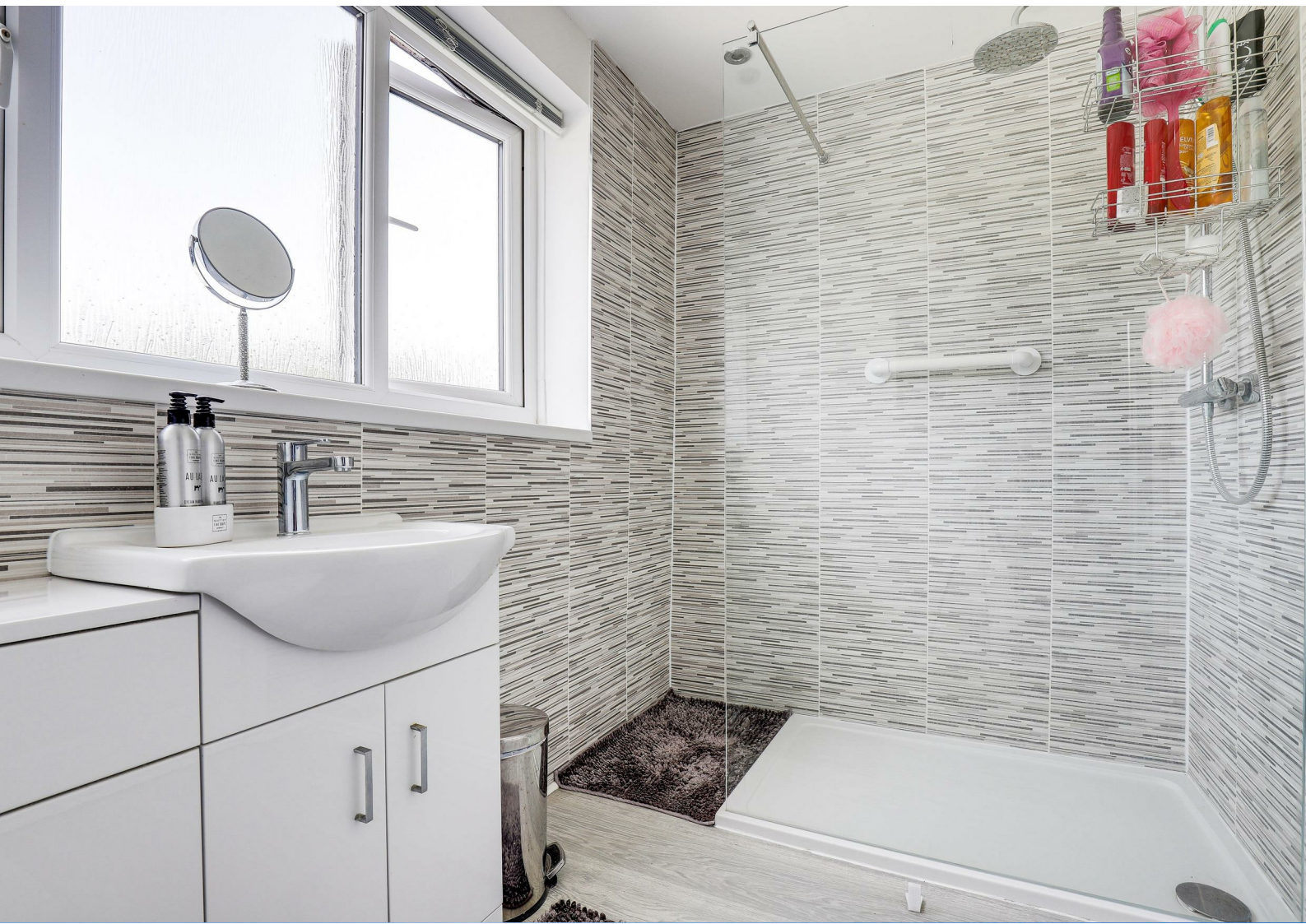






- Detached House
- Three Bedrooms
- Open Plan Living & Dining Room
- Modern Fitted Kitchen With Separate Utility
- Conservatory
- Two Shower Suites
- Landscaped Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Porch

The entrance porch has tile-effect flooring, an exposed brick wall, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

### Hall

16'0" x 6'0" (4.89m x 1.85m)

The hall has wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the front elevation, and a single composite door via the porch.

### Living Room

12'5" x 16'0" (3.81m x 4.89m)

The living room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, a TV point, a radiator, and open plan to the dining room.

### Dining Room

10'4" x 9'3" (3.16m x 2.83m)

The dining room has wood-effect flooring, a radiator, and UPVC bi-folding doors leading into the conservatory.

### Conservatory

9'6" x 15'8" (2.90m x 4.79m)

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the garden.

### Kitchen

8'2" x 12'10" (2.51m x 3.92m)

The kitchen has a range of fitted glass base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated Zanussi oven, a four ring gas hob with an extractor fan, space for a fridge freezer, tiled splashback, wood-effect flooring, an in-built pantry cupboard, and a UPVC double-glazed window to the rear elevation.

### Utility Room

The utility room has space and plumbing for a washing machine, space for a tumble-dryer, floor-to-ceiling tiles, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

### Shower Room

6'10" x 4'0" (2.09m x 1.24m)

The shower room has a low level dual flush W/C, a vanity unit wash basin, a shower enclosure with a mains-fed shower, floor-to-ceiling tiles, a chrome heated towel rail, an extractor fan, recessed spotlights, and a skylight window.

## FIRST FLOOR

### Landing

2'11" x 10'4" (0.90m x 3.15m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

11'2" x 13'0" (3.41m x 3.98m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a fitted sliding door wardrobe, and a radiator.

### Bedroom Two

12'2" x 10'2" (3.71m x 3.10m)

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

### Bedroom Three

7'9" x 9'2" (2.37m x 2.81m)

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

### Bathroom

8'8" x 5'6" (2.66m x 1.68m)

The bathroom has a concealed dual flush W/C, a vanity unit wash basin with fitted storage underneath, a walk-in shower enclosure with a dual rainfall shower, a chrome heated towel rail, vinyl flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

## Front

To the front of the property is a block-paved driveway, a gravelled area, a range of plants and shrubs, access into the garage, and gated access to the garden.

## Rear

To the rear of the property is a private enclosed garden with multiple patio areas, an artificial lawn, courtesy lighting, an outdoor tap, various plants and shrubs, fence panelled boundaries, and gated access.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) / 220 Mbps (upload)

Phone Signal – Mostly good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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.

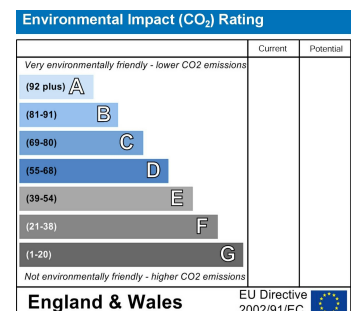
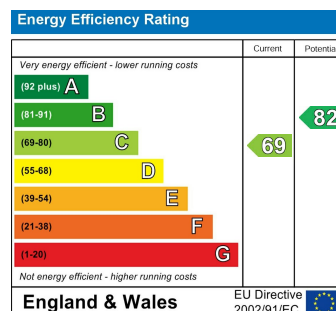
The vendor has advised the following:

Property Tenure is Freehold

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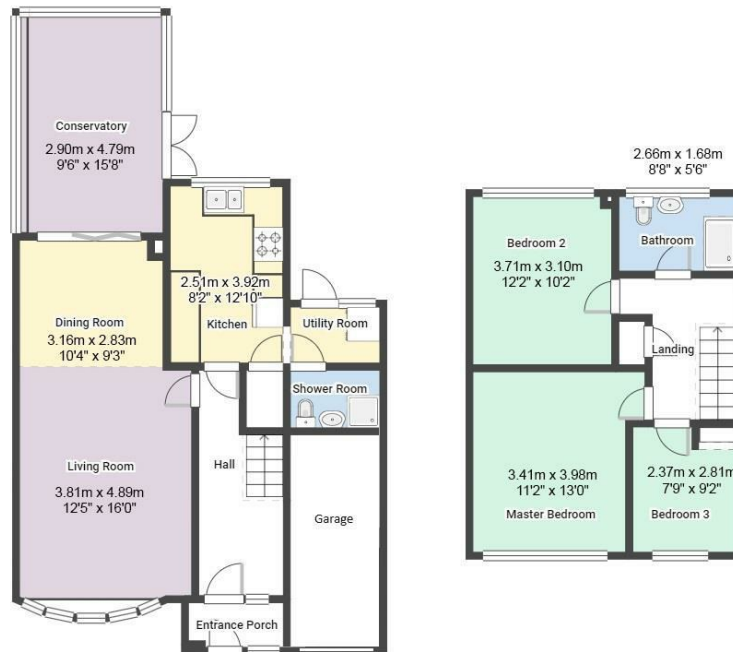
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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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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