

HoldenCopley

PREPARE TO BE MOVED

Haverhill Crescent, Rise Park, Nottinghamshire NG5 5AW

Guide Price £280,000 - £290,000

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WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom detached house is situated in a popular residential area. Located just a short distance from Bestwood Country Park, local shops, excellent transport links, and providing easy access to the City Centre. Inside, the entrance hall leads to a bright and inviting living room with open access to the dining room, creating a spacious and airy space. From the dining room, you can step into the conservatory, a perfect spot to relax and enjoy the view of the garden. The ground floor also features a modern kitchen, ideal for all your culinary needs. Upstairs, the home boasts two double bedrooms, a well-proportioned single bedroom, and a stylish four-piece bathroom suite. Outside, the front of the property provides a driveway with off-road parking for multiple cars. The rear of the home features a private garden, complete with a patio seating area, a well-maintained lawn, and a variety of plants and shrubs, with additional access to the garage.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Modern Kitchen
- Four-Piece Bathroom Suite
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'0" x 6'2" (4.58m x 1.88m)

The entrance hall has wooden flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

16'1" x 12'5" (max) (4.92m x 3.80m (max))

The living room has wooden flooring, a radiator, recessed spotlights, a feature fireplace, open access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

10'6" x 9'0" (3.22m x 2.75m)

The dining room has wooden flooring, a radiator, recessed spotlights and sliding patio doors providing access to the conservatory.

Conservatory

9'10" x 9'2" (max) (3.00m x 2.81m (max))

The conservatory has wooden flooring, a polycarbonate roof, UPVC double-glazed window surround and double French doors opening out to the rear garden.

Kitchen

12'10" x 8'1" (max) (3.93m x 2.47m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and a mixer tap, an integrated oven, hob, extractor fan, dishwasher & fridge freezer, recessed spotlights, tiled flooring, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the side of the property.

FIRST FLOOR

Landing

9'2" x 8'8" (max) (2.80m x 2.66m (max))

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

13'1" x 12'6" (max) (3.99m x 3.82m (max))

The main bedroom has carpeted flooring, a radiator, recessed spotlights, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'2" x 10'1" (3.73m x 3.08m)

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

Bedroom Three

9'0" x 8'0" (max) (2.76m x 2.46m (max))

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

Bathroom

8'7" x 5'7" (2.64m x 1.72m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a double-ended bath with central taps, a shower enclosure with an electric shower fixture, a heated towel rail, tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road for multiple cars, gated access to the rear garden, hedger border and fence panelling boundaries.

Rear

To the rear is an enclosed private garden with a paved patio seating area, a lawn, a variety of plants and shrubs, access to the garage and fence panelling boundaries.

Garage

20'1" x 8'2" (6.14m x 2.50m)

The garage has courtesy lighting, power supply, ample storage space, two windows to the side elevation and an up-and-over door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

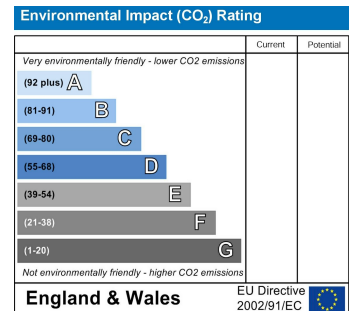
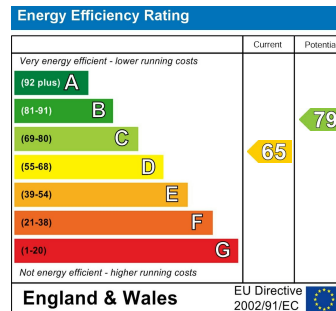
The vendor has advised the following:

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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