

HoldenCopley

PREPARE TO BE MOVED

Ornsay Close, Rise Park, Nottinghamshire NG5 5DL

Offers Over £300,000

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NO UPWARD CHAIN...

This three-bedroom detached house, available with no upward chain, is ideally located in a popular area, close to a variety of local amenities, including shops, eateries, and excellent transport links. Upon entering, you're welcomed by a bright and airy entrance hall that leads to a spacious reception room, bathed in natural light from a large front-facing window and enhanced by double French doors that open onto the rear garden. The ground floor also features a well-appointed kitchen diner, alongside a convenient utility room and a dedicated office space. Upstairs, the property offers two generously sized double bedrooms, a comfortable single bedroom, and a stylish bathroom designed with contemporary fixtures and fittings. Outside, the front of the house boasts a driveway with ample off-road parking for multiple vehicles. The rear garden features two patio seating areas, two decked seating areas, steps leading down to a lush lawn, and a delightful variety of plants and shrubs, creating an ideal space for enjoying the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Kitchen Diner
- Utility Room & Office
- Stylish Bathroom
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Porch

4'1" x 7'9" (1.27m x 2.37m)

The entrance porch has vinyl flooring, UPVC double-glazed obscure windows and a single UPVC door providing access into the accommodation.

Hall

15'3" x 6'1" (4.65m x 1.87m)

The hall has laminate wood-effect flooring, carpeted stairs, a radiator, recessed spotlights and a single UPVC door providing access from the entrance hall.

Living Room

25'5" x 12'5" (7.76m x 3.79m)

The living room has laminate wood-effect flooring, two radiators, ceiling coving, UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

Kitchen

8'3" x 12'7" (2.52m x 3.84m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, partially tiled walls, recessed spotlights, an inbuilt storage cupboard, open-plan to the dining area laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Dining Area

6'11" x 10'5" (2.13m x 3.20m)

The dining area has laminate wood-effect flooring, a radiator, recessed spotlights and double French doors opening out to the rear garden.

Utility Room

7'6" x 7'8" (2.30m x 2.36m)

The utility room has vinyl flooring and a wall-mounted boiler.

Office

11'6" x 7'4" (3.52m x 2.24m)

The office has vinyl flooring.

FIRST FLOOR

Landing

9'1" x 6'3" (2.77m x 1.91m)

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

Master Bedroom

10'7" x 13'3" (3.25m x 4.04m)

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

Bedroom Two

12'0" x 10'2" (3.66m x 3.10m)

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

Bedroom Three

10'2" x 8'0" (3.12m x 2.44m)

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

Bathroom

8'5" x 5'4" (2.59m x 1.65m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a radiator, an extractor fan, recessed spotlights, tiled wall, tiled flooring and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars.

Rear

To the rear of the property is an enclosed garden with two paved patio areas, two decked areas, steps leading down to a lawn, a shed, a range of plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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.

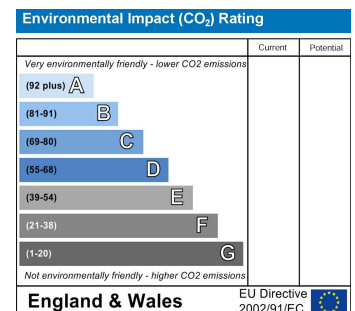
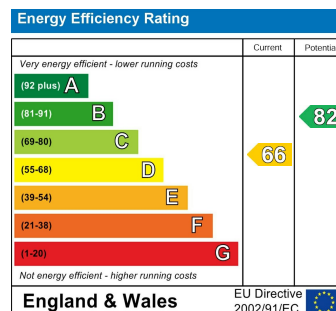
The vendor has advised the following:

Property Tenure is Freehold

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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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