

# HoldenCopley

PREPARE TO BE MOVED

Brownlow Drive, Rise Park, Nottinghamshire NG5 5DE

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Guide Price £325,000 - £350,000



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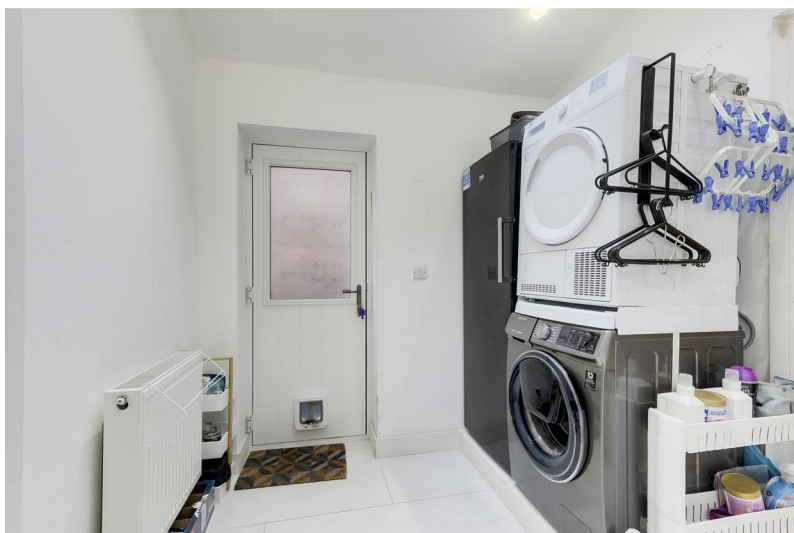


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## RENOVATED DETACHED HOUSE...

This stunning three-bedroom detached house is a true credit to the current owners, having undergone an extensive renovation and extension with no expense spared. Every room has been transformed to the highest standard, offering a move-in-ready home that blends modern style with functional living. Situated in a peaceful location, the property benefits from easy access to local amenities, shops, well-regarded schools, and excellent commuting links. Upon entering, you are welcomed by a porch and entrance hall, leading to a spacious lounge/diner, ideal for family gatherings. The modern fitted kitchen is equipped with a range of integrated appliances, while the separate utility room adds convenience. A versatile study provides the perfect home office space, and a stylish ground-floor shower suite enhances practicality. The first floor boasts three generously sized bedrooms, all serviced by a luxurious shower suite. Throughout the home, new internal doors, a sleek glass banister, updated plumbing, and a full rewire showcase the meticulous attention to detail. Externally, the property continues to impress. The long driveway provides ample off-road parking, leading to the garage, which houses a Tesla Powerwall battery system, installed in December 2023. The home also benefits from a solar panel system and an electric car charger, ensuring energy efficiency and future-proofed living. To the rear, the south-facing landscaped garden is designed for entertaining, featuring an Indian sandstone patio, LED lighting, and a large wooden gazebo—perfect for hosting guests during the summer months.

MUST BE VIEWED







- Renovated & Extended Detached House
- Three Bedrooms
- Spacious Lounge / Diner With Additional Study Space
- Modern Fitted Kitchen & Utility
- Two Bathroom Suites
- Large Driveway With An Electric Car-Charger & Garage
- Fantastic-Sized Landscaped Garden
- Rewired & Replumbed Throughout
- Popular Location
- Owned Solar Panels & Tesla Powerwall Battery System











GROUND FLOOR

Porch

6'11" x 3'4" (2.12 x 1.03)

The porch has tiled flooring, UPVC double-glazed obscure windows to the front elevation, and a single composite door providing access into the accommodation.

Hallway

16'3" x 6'2" (4.97 x 1.88)

The entrance hall features parquet-style flooring, carpeted stairs with a glass-panelled and wooden banister, a radiator, and recessed spotlights. It also includes a wall-mounted security alarm panel and a wooden door with a glass insert and side panel, accessed via the porch.

Lounge-Diner

25'7" x 12'6" (7.80 x 3.82)

The open plan lounge and dining area has a UPVC double-glazed window to the front elevation, recessed spotlights, a TV point, parquet-style flooring, two radiators, and double French doors opening out to the rear garden.

Kitchen

12'10" x 7'11" (3.92 x 2.43)

The kitchen has a range of fitted gloss handleless base and wall units with marble-effect worktops and splashback, an undermount sink with a pull-out swan neck mixer tap and draining grooves, an integrated double oven, an integrated Bosch microwave, an integrated fridge freezer, tiled flooring, an in-built under stair pantry cupboard, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Utility Room

7'4" x 6'11" (2.26 x 2.13)

The utility room has tiled flooring, space and plumbing for a washing machine and a tumble-dryer, a radiator, and a single composite door providing side access.

Shower Room

7'3" x 6'11" (2.22 x 2.13)

The shower suite has a low level dual flush WC, a wash basin with fitted storage cupboard, fitted units, a shower enclosure with black fixtures featuring an overhead rainfall shower and a handheld shower head, tiled flooring, a chrome heated towel rail, and recessed spotlights.

Study

9'2" x 7'1" (2.81 x 2.18)

The study has a UPVC double-glazed window to the rear elevation, carpeted flooring, wood-effect flooring, and recessed spotlights.

FIRST FLOOR

Landing

8'11" x 8'6" (2.74 x 2.61)

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

Master Bedroom

13'7" x 10'9" (4.16 x 3.30)

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

Bedroom Two

11'10" x 10'4" (3.62 x 3.15)

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

Bedroom Three

10'9" x 8'11" (3.28 x 2.47)

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

Bathroom

8'5" x 5'4" (2.57 x 1.63)

The bathroom has a low level dual flush WC, a wash basin with fitted storage underneath, a walk-in shower enclosure with an overhead shower, tiled flooring, fully tiled walls, an extractor fan, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with blue slate chippings, courtesy lighting, entry into the garage, and gated access to the rear garden.

Rear

To the rear of the property is an Indian Limestone paved patio area, external lighting, further LED lighting, external power sockets, an outdoor tap, a lawn, a wooden gazebo, a timber-built shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- 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+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

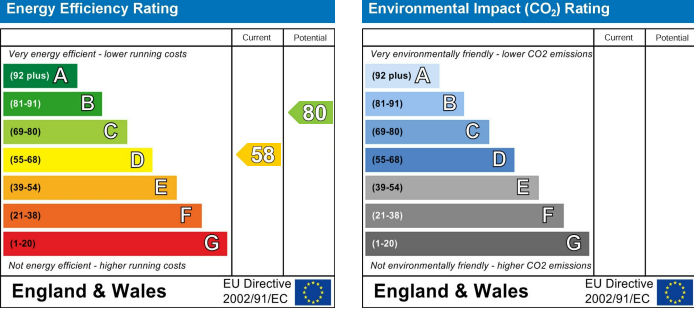
Council Tax Band Rating - Nottingham City Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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