

# HoldenCopley

PREPARE TO BE MOVED

Revelstoke Way, Rise Park, Nottinghamshire NG5 5AR

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Guide Price £280,000 - £290,000



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BEAUTIFULLY PRESENTED THROUGHOUT...

This three-bedroom detached house is exceptionally well presented throughout and offers spacious accommodation, making it the ideal home for a growing family. Situated in the sought-after residential area of Rise Park, the property is perfectly positioned within easy reach of local amenities, excellent schools, and convenient transport links. Internally, the ground floor comprises an inviting entrance hall, a bay-fronted living room that flows seamlessly into the dining area, a modern fitted kitchen with solid wood worktops, and access into the garage with a WC. Upstairs, the first floor hosts three generously sized bedrooms serviced by a stylish four-piece bathroom suite, along with access to a partially boarded loft – perfect for storage. Outside, the property features a steep driveway to the front providing access to the garage, while to the rear, you'll find a beautifully maintained, south-facing garden complete with a newly installed decking area and a versatile summer house – ideal for relaxing or entertaining guests. This is a fantastic opportunity to secure a stunning family home in a popular location.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Open Plan Living & Dining Room
- Fitted Kitchen With Solid Wood Worktops
- Garage & Ground Floor WC
- Four-Piece Bathroom Suite
- Partially Boarded Loft
- South-Facing Tiered Garden With Summer House & New Decking
- Driveway
- Popular Location











GROUND FLOOR

Entrance Hall

15'0" x 6'2" (4.59m x 1.89m)

The entrance hall has laminate flooring, a radiator, carpeted stairs, coving to the ceiling, 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 12'4" (4.91m x 3.78m)

The living room has a UPVC double-glazed bay window to the front elevation, laminate flooring, a TV point, coving to the ceiling, a radiator, a feature fireplace with a decorative surround, and open plan to the dining room.

Dining Room

9'4" x 10'5" (2.84m x 3.18m)

The dining room has a radiator, laminate flooring, coving to the ceiling, and double French doors opening out to the rear garden.

Kitchen

8'0" x 17'10" (max) (2.46m x 5.46m (max))

The kitchen has a range of fitted base and wall units with solid wood worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven with a gas hob and extractor fan, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, tiled splashback, a radiator, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access into the garage.

WC

3'6" x 3'7" (1.08m x 1.10m)

This space has a low level dual flush WC, a wall-mounted wash basin, tiled splashback, tiled flooring, and a UPVC double-glazed obscure window to the rear elevation.

Garage

30'11" x 7'0" (9.44m x 2.14m)

The garage has a fitted worktop, space for a tumble-dryer, lighting, a wood-panelled ceiling with two skylight windows, a single UPVC door providing access to the garden, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

6'4" x 9'1" (1.95m x 2.78m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, coving to the ceiling, access to the partially boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

13'3" x 11'0" (4.06m x 3.36m)

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

Bedroom Two

12'2" x 9'10" (3.71m x 3.01m)

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

Bedroom Three

7'7" x 8'11" (2.32m x 2.73m)

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

Bathroom

8'7" x 5'6" (2.64m x 1.68m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a double-ended panelled bathtub, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, floor-to-ceiling tiles, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a steep driveway, a low maintenance block-paved garden, a chrome handrail, external lighting, and access into the garage.

Rear

To the rear of the property is a south-facing, multi-level garden with a raised patio area, external lighting, steps leading down to a decking area, a versatile summer house, a lawn, a patio pathway, various plants, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - CityFibre, Virgin Media, Openreach
- 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

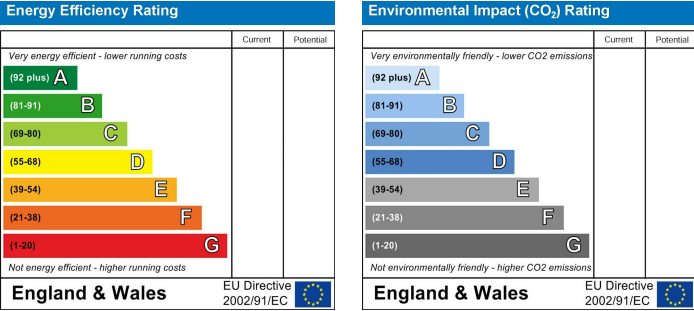
Council Tax Band Rating - Nottingham City Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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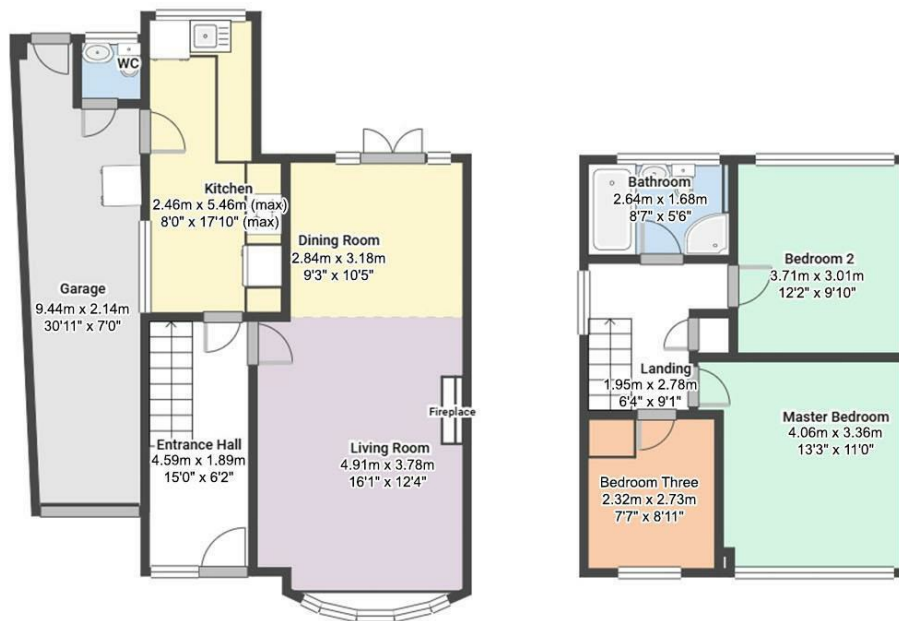
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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