

# HoldenCopley

PREPARE TO BE MOVED

Dunvegan Drive, Rise Park, Nottinghamshire NG5 5DY

---

Guide Price £350,000 - £375,000

Dunvegan Drive, Rise Park, Nottinghamshire NG5 5DY

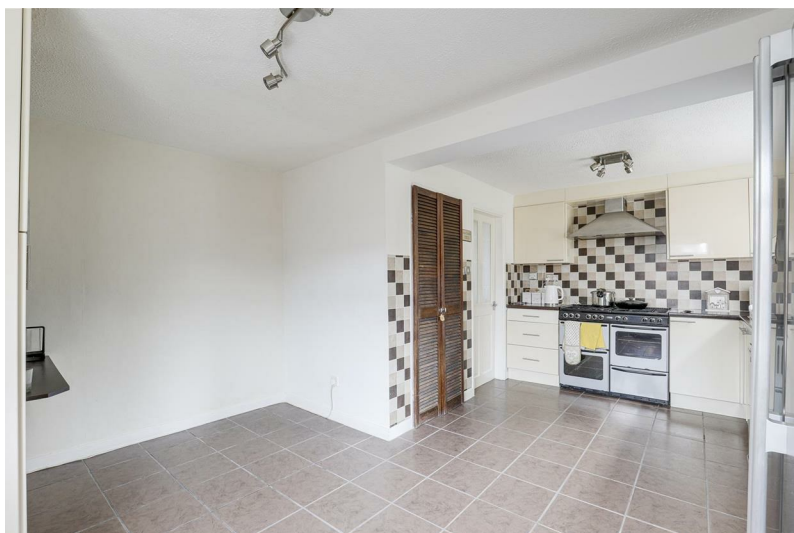
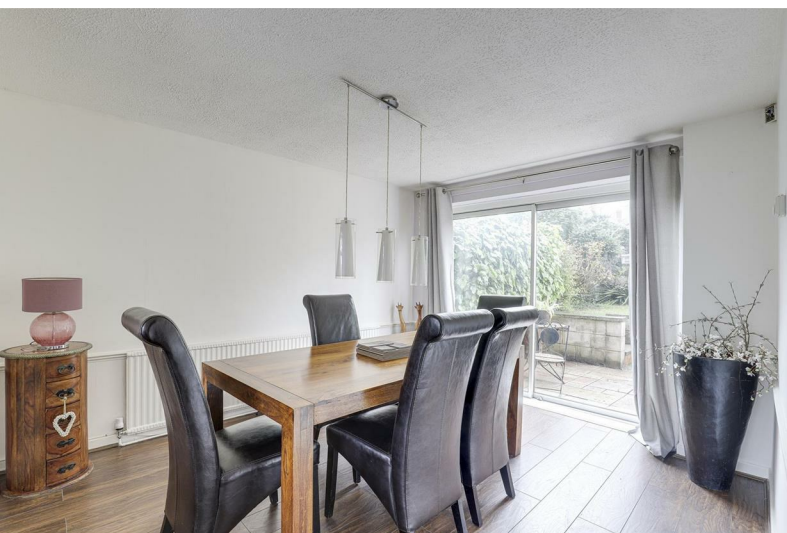


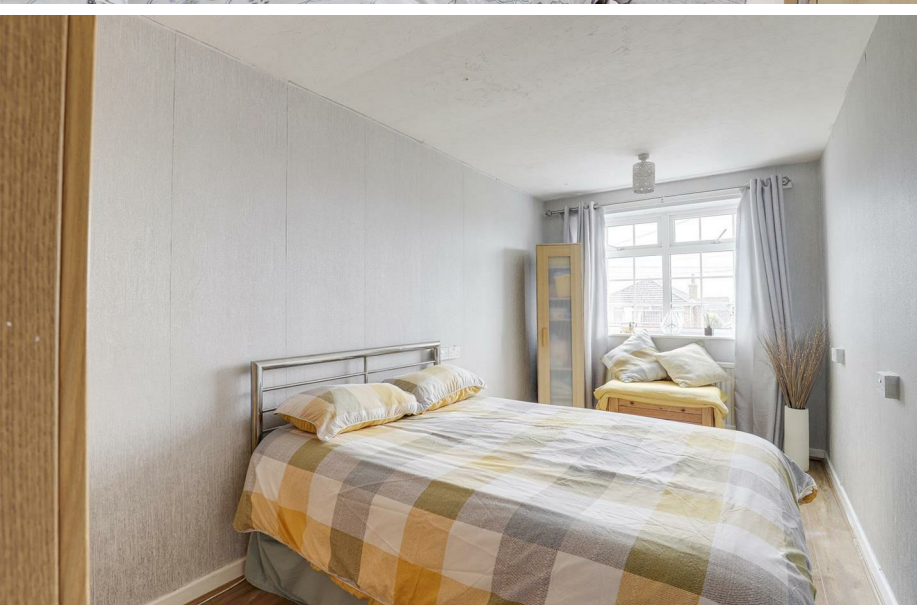
GUIDE PRICE: £350,000 - £375,000

### SPACIOUS DETACHED FAMILY HOME...

This spacious detached home is the ideal purchase for any growing family, offering generous accommodation both inside and out. Situated in a popular residential area, the property is ideally located within close proximity to local shops, amenities, excellent transport links, and well-regarded schools, making everyday family life incredibly convenient. To the ground floor, the property welcomes you with a porch leading into an entrance hall. There's a generous living room with a charming bow window, which flows through an open archway into the dining room, ideal for family meals or entertaining. The fitted kitchen provides ample space and storage, complemented by a useful utility room and a ground-floor bathroom for added practicality. Upstairs, the property offers four spacious double bedrooms and a further well-proportioned single bedroom, perfect as a nursery, guest room, or home office. All rooms are serviced by a modern family bathroom and a separate W/C. Outside, the front of the home features a large driveway with space for multiple vehicles, access to the garage, and gated entry to the rear garden. The enclosed garden boasts a paved patio seating area, ideal for summer BBQs, with steps leading up to a well-maintained lawn, perfect for children to play or for relaxing in the sun. With its flexible layout, generous proportions, and great location, this property truly has everything a growing family could need.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Two Bathrooms & Separate W/C
- Spacious Fitted Kitchen
- Utility Room
- Large Driveway
- Garage
- Enclosed Rear Garden
- Popular Location





GROUND FLOOR

Porch

7'6" x 2'9" (2.30m x 0.85m)  
The porch has UPVC double-glazed obscure windows to the front and side elevation, and a UPVC door providing access into the accommodation.

Entrance Hall

16'1" x 6'2" (4.92m x 1.88m)  
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a wooden single-glazed obscure window, and a single wooden door with an obscure glass insert providing access from the porch.

Living Room

13'1" x 12'4" (4.00m x 3.78m)  
The living room has wood-effect flooring, a dado rail, radiator, fireplace with hearth and decorative surround, TV point, UPVC double-glazed bow window to the front elevation, and an open archway leading into the dining room.

Dining Room

10'5" x 11'10" (3.20m x 3.63m)  
The dining room has wood-effect flooring, a dado rail, radiator, and sliding glass door opening onto the rear garden.

Kitchen

16'10" x 13'6" (5.14m x 4.13m)  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer, space for a range oven with extractor fan, space and plumbing for a dishwasher, space for an American-style fridge freezer, an in-built cupboard, a radiator, partially tiled walls, tiled flooring, and UPVC double-glazed windows to the side and rear elevations.

Utility Room

7'1" x 3'1" (2.16m x 0.96m)  
The utility room has space for a dryer, space and plumbing for a washing machine, tiled flooring, partially tiled walls, a UPVC door providing side access, and internal access to the bathroom.

Bathroom

7'0" x 5'8" (2.14m x 1.73m)  
The bathroom has a low-level dual flush W/C, a pedestal wash basin, a shower enclosure with multiple jets, a rainfall shower head and handheld attachment, a radiator, floor-to-ceiling tiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

12'4" x 8'8" (3.76m x 2.65m)  
The landing has carpeted flooring, access to the loft with lighting, and in-built cupboard, and provides access to the first floor accommodation.

Master Bedroom

13'6" x 12'4" (4.14m x 3.78m)  
The main bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

16'1" x 7'9" (4.91m x 2.38m)  
The second bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Three

11'7" x 10'0" (3.54m x 3.05m)  
The third bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

9'2" x 7'10" (2.81m x 2.39m)  
The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Five

10'5" x 7'11" (3.20m x 2.43m)  
The fifth bedroom has wood-effect flooring, a radiator, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

W/C

5'6" x 2'4" (1.70m x 0.73m)  
This space has a low-level dual flush W/C, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

Bathroom

5'10" x 5'5" (1.80m x 1.67m)  
The bathroom has a panelled bath, a vanity storage unit with a wash basin, a chrome heated towel rail, floor-to-ceiling tiling, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a large driveway providing off-street parking for multiple cars, courtesy lighting, hedge boundaries, access to the garage, and gated side access to the rear garden.

Garage

15'9" x 7'4" (4.81m x 2.24m)  
The garage has lighting, power points, a single-glazed obscure window to the side elevation, and an up-and-over door.

Rear

To the rear of the property is an enclosed garden featuring a patio area, steps leading up to a lawn, external lighting, mature trees and shrubs, 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  
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  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

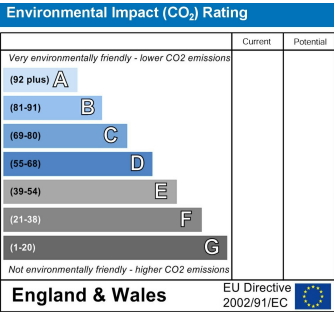
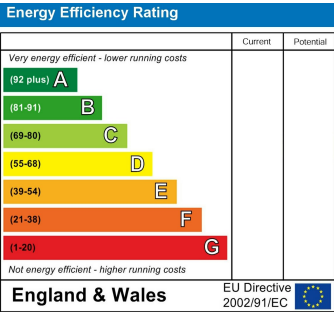
DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D  
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  
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

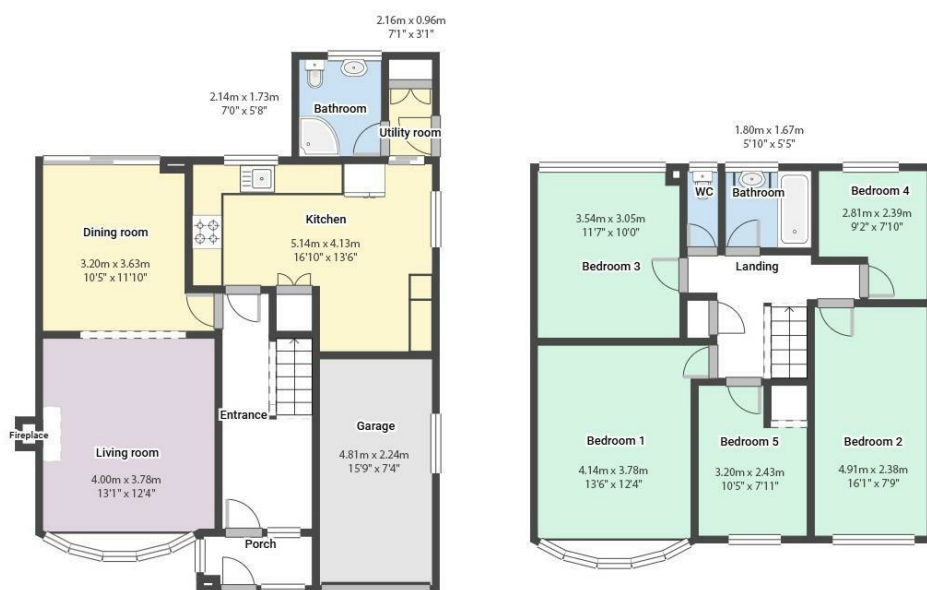
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Dunvegan Drive, Rise Park, Nottinghamshire NG5 5DY

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.