

HoldenCopley

PREPARE TO BE MOVED

Ardleigh Close, Rise Park, Nottinghamshire NG5 5AX

Guide Price £300,000 - £350,000

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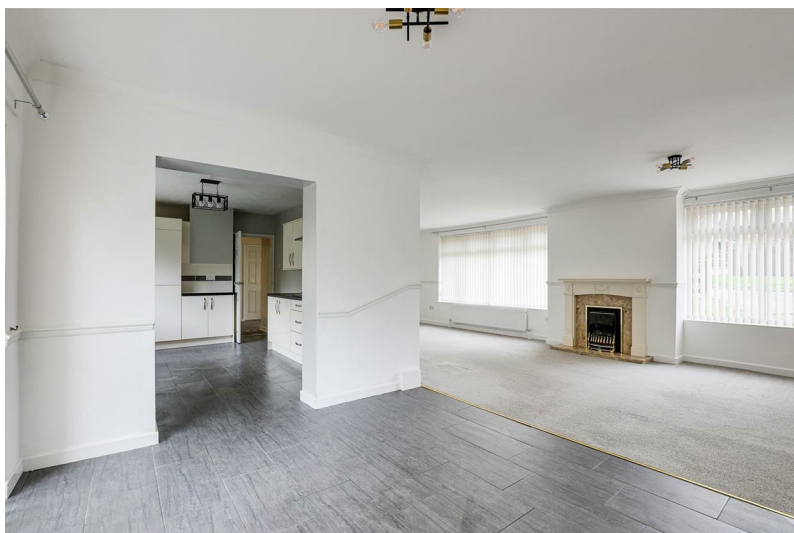


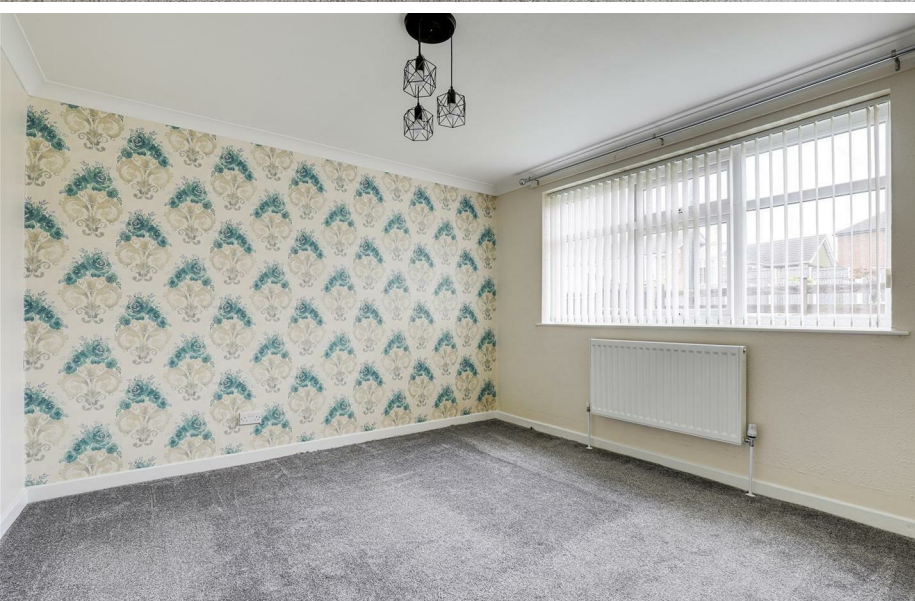
GUIDE PRICE: £300,000 - £325,000

NO UPWARD CHAIN...

Nestled on a quiet cul-de-sac in the highly sought-after Rise Park area, this impeccably presented three-bedroom detached bungalow offers a perfect blend of comfort and convenience. Ideal for couples, downsizers, or professionals seeking to avoid stairs, the property exudes a welcoming charm from the moment you arrive. Inside, a warm entrance hall leads into a spacious living room that seamlessly flows into a dining area—an ideal space for relaxing and entertaining. The modern fitted kitchen boasts integrated appliances and generous space for additional freestanding units, catering to all culinary needs. Three generously sized bedrooms are complemented by a stylish three-piece shower/wet room, providing both practicality and elegance. Outside, the front lawned garden, adorned with decorative plants, and the paved driveway provide ample off-street parking and curb appeal, whilst the enclosed rear garden offers a tranquil retreat with a lawn and paved seating area, perfect for summer evenings and outdoor enjoyment. With its tasteful presentation and convenient location near shops, eateries, and excellent transport links to the City Centre, this charming bungalow is a must-view to truly appreciate its appeal.

MUST BE VIEWED





- Detached Bungalow
- Three Good-Sized Bedrooms
- Modern Fitted Kitchen
- Spacious Living & Dining Room
- Three-Piece Bathroom Featuring Walk-In Shower Enclosure
- No Upward Chain
- Driveway For Multiple Cars
- Enclosed Gardens
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

14'11" x 5'10" (4.57m x 1.80m)

The entrance hall has wood-effect laminate flooring, coving to the ceiling, a radiator, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

11'11" x 29'11" (3.64m x 8.88m)

The living room has carpeted flooring, a dado rail, coving to the ceiling, a feature gas fireplace with a marble surround, hearth and a decorative mantelpiece, two radiators, two UPVC double-glazed windows to the front elevation, and open plan to the dining room.

Dining Room

10'1" x 11'11" (3.08m x 3.64m)

The dining room has ceramic tiled flooring, coving to the ceiling, a dado rail, a smoke alarm, a radiator, and a UPVC double-glazed sliding doors providing access to the rear garden.

Kitchen

13'9" x 9'7" (4.20m x 2.94m)

The kitchen has ceramic tiled flooring, partially tiled walls, a range of fitted wall and base units with fitted worktops, a stainless steel sink and a half with a drainer and mixer taps, an integrated oven with a five-ring gas hob and an over hood extractor fan, an integrated microwave, an integrated fridge/freezer, an integrated dishwasher, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

Master Bedroom

11'7" x 12'0" (3.54m x 3.66m)

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

Bedroom Two

9'1" x 11'11" (2.79m x 3.64m)

The second bedroom has carpeted flooring, a range of fitted wardrobes, cupboards and a dressing table, a radiator, and a UPVC double-glazed window to the side elevation.

Bedroom Three

9'7" x 11'10" (2.93m x 3.63m)

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

Bathroom

6'7" x 8'2" (2.01m x 2.49m)

The bathroom has vinyl flooring, recessed ceiling spotlights, fully tiled walls, a chrome heated towel rail, a pedestal wash basin with mixer taps, a low level dual flush WC, a walk-in shower enclosure with a wall-mounted mains fed shower and shower screen, grab handles, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking and a lawn with various plants.

Rear

To the rear of the property is an enclosed garden with a lawn, a patio area, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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 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.

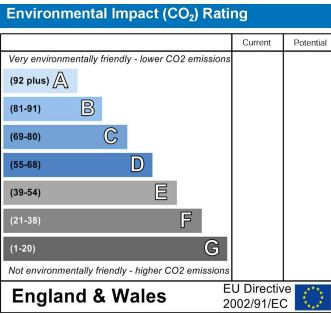
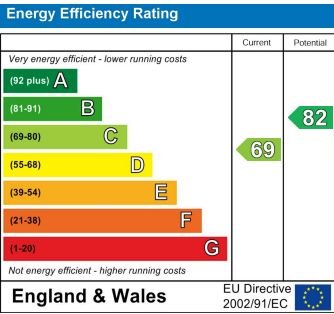
The vendor has advised the following:

Property Tenure is Freehold

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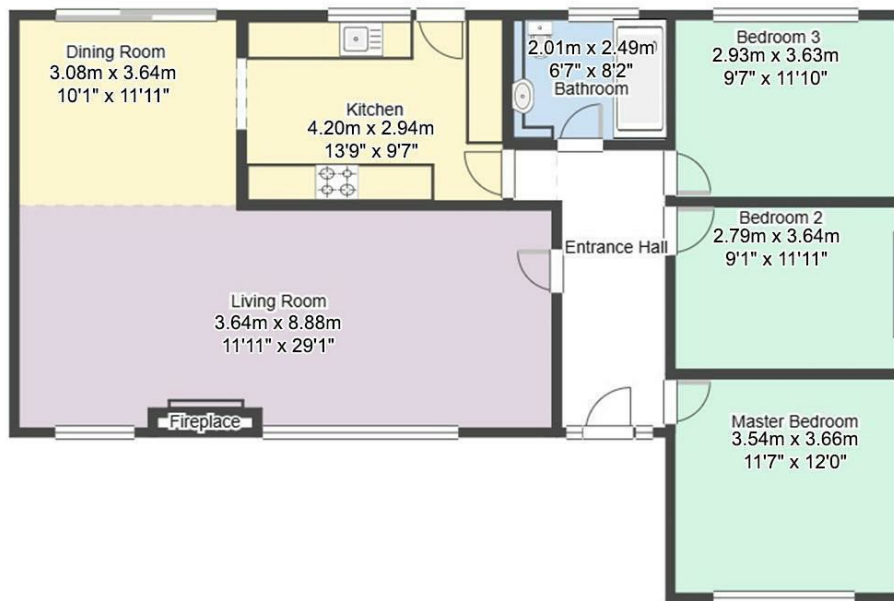
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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