

HoldenCopley

PREPARE TO BE MOVED

Portree Drive, Rise Park, Nottinghamshire NG5 5DS

Guide Price £280,000

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DETACHED HOME WITH EXCITING POTENTIAL...

This three-bedroom detached house offers deceptively spacious accommodation and presents a fantastic opportunity for a wide range of buyers – whether you're a homeowner looking to create your dream home, or an investor seeking a rewarding project with excellent potential for return on investment. The property has been well maintained throughout, yet would benefit from some modernisation, providing the perfect blank canvas for adding value. Situated in a well-connected location, the property is ideally positioned close to a range of local amenities, great schools, and superb transport links, making it perfect for families and commuters alike. It is also located just a short distance from Bestwood Country Park, offering scenic walks, and green open spaces. To the ground floor, the accommodation comprises an entrance hall, a spacious reception room ideal for entertaining or relaxing, and a well-appointed fitted kitchen with ample storage and workspace. Upstairs, the first floor hosts three well-proportioned bedrooms, a three-piece shower room, and access to the loft, offering a storage option or potential for expansion. Outside, the property enjoys a generous front garden with a lawn, a private driveway providing off-street parking, and a detached garage. To the rear, there is a private enclosed garden featuring a paved patio area and a well-kept lawn – perfect for outdoor dining and family activities. With its generous layout, convenient location, and scope for improvement, this property represents an opportunity to secure a home with both lifestyle appeal and strong future potential.

NO UPWARD CHAIN





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Three Piece Shower Room
- Driveway & Detached Garage
- Private Enclosed Rear Garden
- Well-Connected Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'0" x 6'2" max (4.58m x 1.90m max)

The entrance hall has carpeted flooring and stairs, an under the stairs cupboard, a radiator and a single door providing access into the accommodation.

Living/Dining Room

25'5" x 12'4" max (7.75m x 3.76m max)

The living/dining room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a gas fireplace with a surround and a TV stand, coving and sliding patio doors providing access out to the garden.

Kitchen

16'11" x 8'2" (5.16m x 2.50m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, an integrated double oven, a gas hob with an extractor hood, a stainless steel double sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, space for a tumble dryer, a built-in cupboard, a wall-mounted boiler, tiled flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single door providing side access.

FIRST FLOOR

Landing

8'10" x 8'9" max (2.71m x 2.67m max)

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

Master Bedroom

13'4" x 12'7" max (4.08m x 3.86m max)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and fitted wardrobes with over the head cupboards.

Bedroom Two

11'10" x 10'0" max (3.61m x 3.06m max)

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

Bedroom Three

9'3" x 8'0" max (2.83m x 2.44m max)

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

Shower Room

8'5" x 5'4" (2.59m x 1.63m)

The shower room has a low level flush W/C, a vanity style wash basin, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled-effect flooring, tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn and mature shrubs and a driveway leading to a detached garage.

Garage

18'6" x 9'9" (5.64m x 2.99m)

The garage has windows, a single door and an electric garage door.

Rear

To the rear is a private garden with a paved patio, brick built raised planters, a lawn, mature shrubs and trees and a single iron gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction - No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

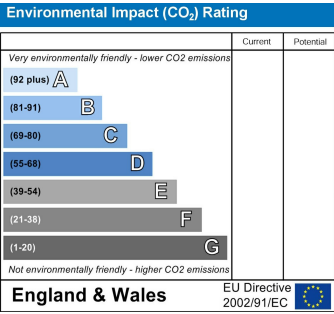
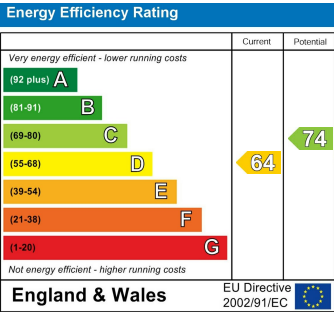
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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