



Abbotsbury Close
Rise Park, Nottingham NG5 5AL
Guide Price £300,000 Freehold

****GUIDE PRICE £300,000 - £320,000!****
MUST VIEW!**
A THREE BEDROOM, DETACHED
BUNGALOW SITUATED ON A CORNER
PLOT WITHIN RISE PARK, NOTTINGHAM.



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**** GENEROUS CORNER PLOT ** DETACHED BUNGALOW ****

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, DETACHED BUNGALOW situated on a CORNER PLOT within RISE PARK, NOTTINGHAM.

Ideally located in Rise Park, the property is within a short drive to Bulwell Town Centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Arnold and Nottingham City Centre. This is the ideal family home for any prospective buyers, who are looking to move to the popular, family-orientated area.

Upon entry, you are welcomed into the spacious hallway which can be used as a dining area. Off the hallway, you have the lounge and kitchen with breakfast bar and fitted units. You also have access to the three bedrooms, with two being able to host double beds and all benefitting from the use of fitted wardrobes. Finally, you have the modern bathroom featuring a four piece suite with clawfoot bath.

The home is ideally located on a generous corner plot, with a block paved driveway for at least 3-4 cars and detached garage. You have a brick wall which surrounds the property, creating a private and secure plot for prospective buyers to enjoy at ease. The garden offers patio area, tiered level gardens with flower beds and shrubbery, alongside a feature pond. There is space for a greenhouse and summer house.

A viewing is HIGHLY RECOMMENDED for this UNIQUE OPPORTUNITY- Contact the office now to arrange your viewing before it is too late!



Front of Property

The property is situated on a corner plot with a block paved driveway with off the road parking for at least 3-4 cars. Gated access to the front entrance. Access to detached garage. Brick wall and hedging surrounding allowing the property to be private.

Entrance Hallway

8'9" x 23'4" approx (2.67 x 7.12 approx)

UPVC double glazed opaque composite front door to the front elevation. UPVC double glazed windows to the front and side elevation. Carpeted flooring. 2 x Wall mounted radiators. Ceiling light points. Coving to the ceiling. Dado rail. Internal doors leading into Living Room, Kitchen Diner, Family Bathroom, Bedroom 1, 2 and 3

Living Room

16'2" x 11'10" approx (4.95 x 3.63 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Dado rail. Feature gas fireplace with marble hearth, surround and wooden hearth

Kitchen

14'6" x 9'8" approx (4.44 x 2.95 approx)

UPVC double glazed door leading to the front elevation. UPVC double glazed windows to the front and side elevations. Vinyl flooring. Tiled splashbacks. Wall mounted double radiator. Ceiling light point. Range of wall base and drawers units with worksurfaces above. Breakfast bar with ample space for seating. 4 ring gas hob with extractor fan above. Integrated oven and grill. Integrated Lamona microwave and grill. Stainless steel sink dual heat instant hot water tap above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Pantry (0.74 x 0.59 m approx)

Bedroom 1

11'8" x 9'10" approx (3.58 x 3.01 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Fitted double wardrobes and built-in dressing table

Bedroom 2

9'6" x 10'0" approx (2.92 x 3.05 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Fitted double wardrobes with sliding doors. Loft access hatch

Bedroom 3

11'9" x 9'1" approx (3.60 x 2.77 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Fitted double wardrobe

Family Bathroom

8'3" x 6'7" approx (2.52 x 2.03 approx)

UPVC double glazed window to the side elevation. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Recessed spotlights to the ceiling. 4 piece suite comprising of a freestanding claw foot bath with hot and cold taps, walk-in double shower enclosure with ceiling mounted shower head, pedestal wash hand basin with hot and cold taps and a WC

Rear of Property

The property offers ample planting beds for flowers and vegetables with wrap around tiered gardens with block paved patio areas. Mature shrubbery and hedging surrounding. Ample space for outside seating, a greenhouse, a shed and a summer house

Garage

7'4" x 20'4" approx (2.24 x 6.22 approx)

Detached garage. Single glazed wooden access door

Council Tax

Local Authority Nottingham

Council Tax band C

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Mains Heating – Mains gas

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

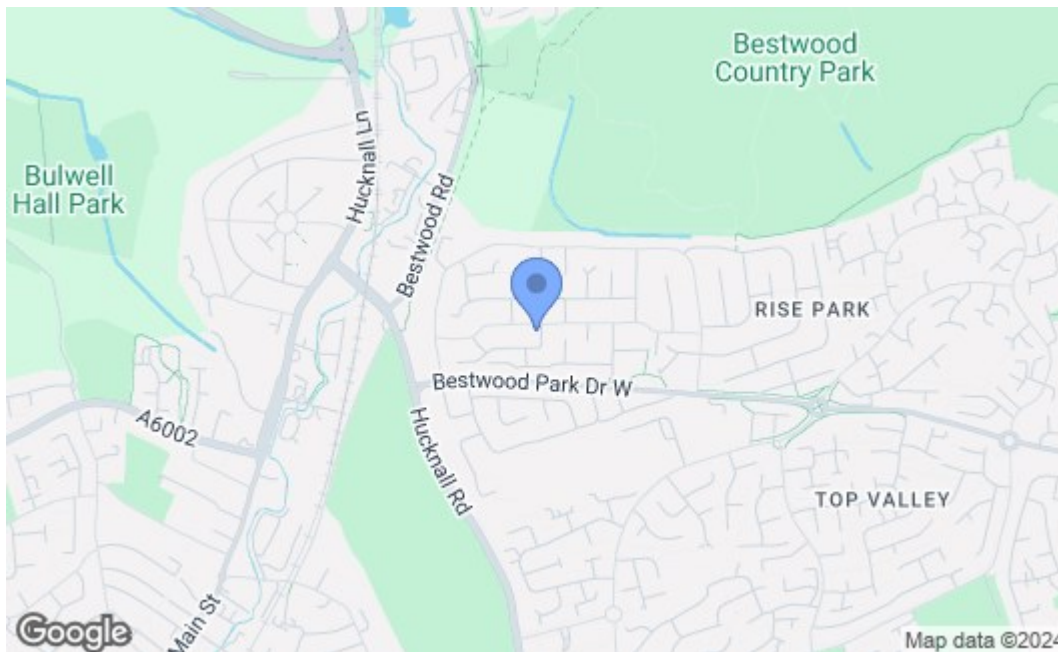
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.