



Revelstoke Way
Rise Park, Nottingham NG5 5AG

A THREE BEDROOM DETACHED FAMILY
HOME SITUATED IN RISE PARK,
NOTTINGHAM.

Offers Over £260,000 Freehold



Robert Ellis Estate Agents are delighted to offer for sale this THREE BEDROOM DETACHED FAMILY HOME situated in Rise Park, Nottingham.

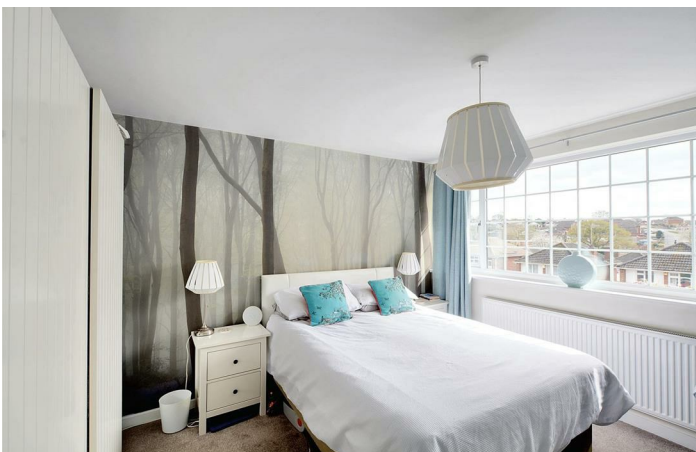
Well presented throughout, this spacious family property derives the benefits of modern conveniences such as double glazing throughout.

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 hallway. 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. Finally, you have the modern bathroom featuring a three piece suite.

To the rear is a private enclosed split level low maintenance rear garden. To the front there is a laid to lawn garden and driveway providing off the road parking.

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



Entrance hallway

Entrance door to the front elevation leading to the Entrance Hallway. Wall mounted radiator. Ceiling light point. Carpeted staircase to First Floor Landing. Built-in storage cupboard. Internal doors leading into Lounge. Open through to Kitchen

Lounge

13'9" x 13'1" approx (4.2 x 4 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage cupboard to chimney

Kitchen Diner

20'0" x 12'5" approx (6.1 x 3.8 approx)

UPVC double glazed windows to the rear elevation. UPVC double glazed French doors leading to the enclosed rear garden. Entrance door to the side elevation. Tiled splashbacks. Wall mounted feature column radiator. Ceiling light points. Range of fitted wall and base units incorporating laminate worksurfaces above and island with space for seating. 4 ring gas hob with extractor unit above. Integrated eye level double oven. Double sink and drainer with dual heat tap. Space and point for freestanding American style fridge freezer. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Built in storage cupboard

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Built-in storage cupboard. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

13'9" x 13'1" approx (4.2 x 4 approx)

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

Bedroom 2

12'5" x 10'2" approx (3.8 x 3.1 approx)

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

Bedroom 3

9'2" x 8'2" approx (2.8 x 2.5 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard

Family Bathroom

5'6" x 9'2" approx (1.7 x 2.8 approx)

UPVC double glazed window to the rear elevation. Partially tiled walls. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a panel bath with a dual heat tap with a shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

Front of Property

To the front of the property there is a driveway providing off the road parking and a laid to lawn garden with pathway to the front entrance

Rear of Property

To the rear of the property there is a low maintenance tiered enclosed rear garden with artificial lawn and steps to further tiers. Space for shed. Fencing surrounding

Council Tax

Band: C

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 6mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

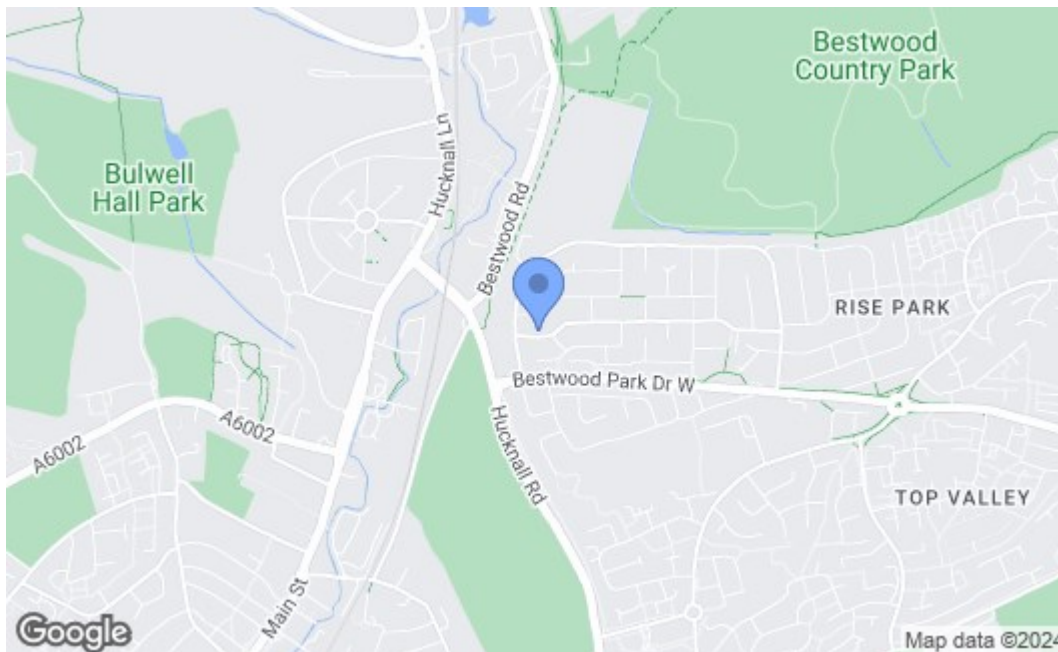
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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.