



**5 Grizedale Rise,
Forest Town, Nottinghamshire NG19 0GA**

- BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME
- ENTRANCE PORCH
- INNER HALLWAY LEADING TO GROUND FLOOR WC AND GARAGE
- BEDROOM ONE WITH EN SUITE SHOWER ROOM
- DRIVEWAY TO THE FRONT LEADING TO INTEGRAL SINGLE GARAGE
- SITUATED IN DESIRABLE LOCATION
- LOUNGE AND KITCHEN/DINER
- CONSERVATORY
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- REAR PAVED PATIO AREA LEADING TO ARTIFICIAL LAWN WITH RAISED BORDERS

Offers Over £269,995

ACCOMMODATION COMPRISES

ENTRANCE PORCH

LOUNGE

17'3" x 10'9" (5.27m x 3.28m)

Having window to the front elevation, with paneled feature wall, finished with dark wood floor, leading into...

INNER HALLWAY

providing access to the garage and ground floor wc and kitchen/diner.

GROUND FLOOR WC

1'0" x 3'8" (0.32m x 1.14m)

Having window to the side elevation, comprising of WC and hand wash basin, finished with dark wood flooring.

KITCHEN/DINER

17'10" x 18'9" (5.45m x 5.73m)

Having windows and UPVC door to the rear elevation, with mix of wall and base cupboards with Granite work tops, with integrated Electric ovens with integrated Gas hob and overhead extractor fan, with ceramic inset dual sink and drainer with mixer tap, finished with hard wood flooring.

CONSERVATORY

with door onto rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE

11'0" x 10'11" (3.36m x 3.34)

Having window to the front elevation, with built in wardrobe, finished with carpeted flooring.

EN SUITE SHOWER ROOM

7'4" x 4'6" (2.26m x 1.39m)

Having window to the side elevation, comprising of shower cubicle, hand wash basin and WC.

BEDROOM TWO

7'10" x 6'11" (2.41m x 2.13m)

Having window to the front elevation, finished with carpeted flooring.

BEDROOM THREE

13'4" x 11'5" (4.07m x 3.49m)

Having window to the rear elevation, finished with carpeted flooring.

FAMILY BATHROOM

8'1" x 5'2" (2.48m x 1.58m)

Having window to the rear elevation, comprising of Bath tub, WC, and hand wash basin, with Chrome towel radiator, finished with Hard wood flooring.



OUTSIDE

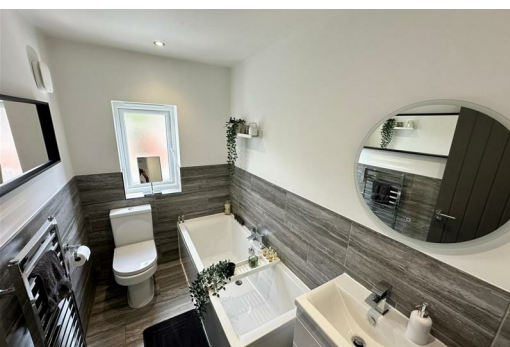
There is a single driveway to the front which, in turn, leads to the integral single garage.

To there rear there is a paved patio area which leads to an artificial lawned area which has raised borders.

OUTSIDE

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA/JM



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
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