



36 Revelstoke Way, Rise Park, NG5 5AH

£360,000

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36 Revelstoke Way Rise Park, NG5 5AH

- Four bedrooms
- Impressive modern breakfast kitchen
- Bar and outdoor pool
- Bathroom & en-suite
- Hall with downstairs toilet
- Solar panels

An impressive extended and modernised detached family home with outdoor swimming pool, solar panels, impressive breakfast kitchen and a bar! The property also has a spacious living room, four bedrooms, family bathroom and an en-suite!

£360,000



Overview

The accommodation consists of entrance hallway with downstairs toilet, spacious living room, large open plan breakfast kitchen with several integrated appliances including fridge freezer and wine cooler, the separate breakfast area has a centre island/breakfast bar and double doors leading out to the rear garden. There is also a rear entrance lobby with cloaks cupboards, connecting door to the garage and access to the bar, which has double doors with sun canopy leading out to the full width decking and pool areas. Upstairs there are four bedrooms, refurbished family bathroom and master en-suite. The property also has UPVC double glazing, gas central heating with Worcester Bosch combination boiler and a security alarm.

Entrance Hall

UPVC double glazed front entrance door, stairs to the first floor landing, radiator, under stairs cupboard with metres and access to the downstairs toilet, lounge and kitchen.

Downstairs Toilet

With dual flush toilet, wash basin with vanity cupboard, radiator and UPVC double glazed front window.

Lounge

Feature marble fireplace and hearth with coal effect gas fire (currently disconnected), grey wood style flooring, radiator, and UPVC double-glazed front window.



Kitchen

The main kitchen area has a range of units in gloss white with grey wood style worktops, feature glass marbled splashbacks, kickboard LED lighting and heater and concealed worksurface lighting. Appliances consist of an integrated electric oven and combination microwave, four-ring gas hob, fridge freezer and wine cooler. The adjoining breakfast area has a central island/breakfast table with matching worktop and corner cupboards beneath, ceiling downlights, radiator and UPVC double-glazed double doors leading out to the patio.

Rear Entrance

With two separate cloaks cupboards, connecting door to the garage, UPVC double glazed side door and laminate flooring continuing through to the bar.

Bar

This could alternatively be used as an office and has a timber-built bar, fitted high table, Velux window, ceiling downlights, UPVC double glazed window and UPVC double glazed double doors leading out to the patio with sun awning.

First Floor Landing

Loft hatch with ladder into a boarded roof space with light. Airing cupboard housing the hot water cylinder.

Bedroom 1

UPVC double glazed front window, radiator and security alarm panic button.

En-suite

With fully tiled walls and Cornish slate tiled floor, the suite consists of a corner shower cubicle with chrome mains shower, toilet and wash basin with vanity cupboard. Chrome ladder towel rail, ceiling downlights and UPVC double-glazed rear window.

Bedroom 2

Two sets of fitted wardrobes with sliding mirror doors, UPVC double glazed front window and radiator.

Bedroom 3

Large fitted wardrobe with sliding part mirror doors, UPVC double glazed rear window and radiator

Bedroom 4

Over-stair cupboard, radiator and UPVC double glazed front window.

Bathroom

With fully tiled marble-style wall and floor tiling, the suite consists of a bath with vanity recess, electric shower and folding screen. Wash basin with waterfall tap and vanity cupboard and dual flush toilet. Radiator, extractor fan and UPVC double-glazed rear window.

Outside

To the front, there is a tiered gravelled front garden with a pressed concrete driveway and separate pedestrian gated access leading down to the front door. The garage has light and power, smart gas meter, solar panel controls and a modern Worcester Bosch combination gas boiler. To the rear and accessed from both the breakfast room and the bar is a large full-width paved patio with a sun awning, LED floodlights and an outside tap. Large balustrade enclosed decking with gated steps and a separate side pathway leading down to a further decking area with raised swimming pool and gate with steps leading down to a garden shed.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band D

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No



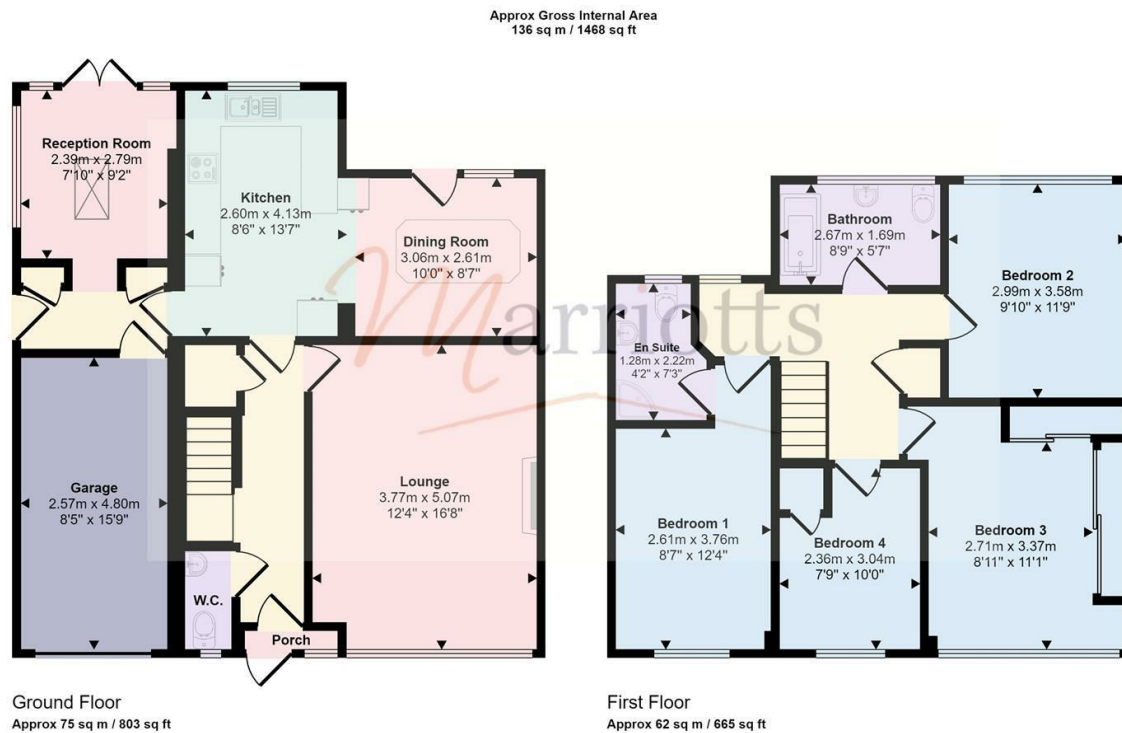




CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: No
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Garage
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: EDF
MAINS ELECTRICITY PROVIDER: EDF
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Sloped driveway. Step down to rear patio from all rear doors.

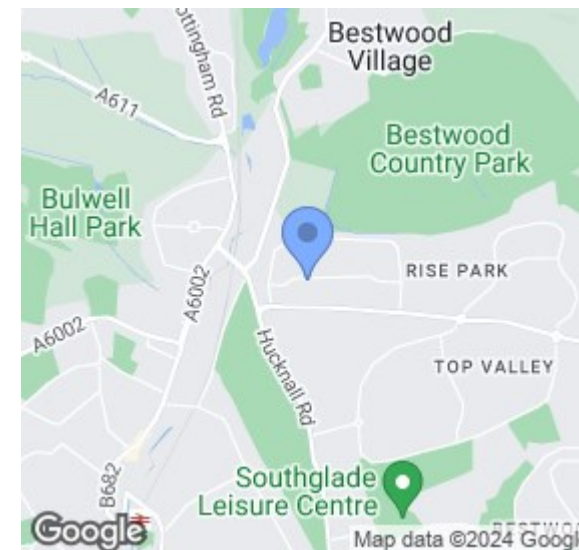






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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