



Abbotsbury Close
Rise Park, Nottingham NG5 5AL

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

Guide Price £300,000 Freehold



**** GUIDE PRICE £300,000 - £320,000 ** MUST VIEW ****

Welcome to Abbotsbury Close..

Robert Ellis Estate Agents are delighted to offer to the market this fantastic THREE BEDROOM, EXTENDED DETACHED FAMILY HOME situated in the heart of Rise Park, Nottingham.

This is the ideal family home for any prospective buyer looking for a family-orientated area. It has schools and shops located nearby, alongside easily accessible transport links.

Sitting on a larger than average plot with a LARGE block paved driveway to the front elevation and an enclosed garden to the rear. The property has been extended by the current owners with further potential to extend subject to planning permission and buyers' requirements.

Upon entry, you are welcomed into the entrance porch with a doorway leading into the inner entrance hallway. The entrance hallway allows access to the living room, extended fitted kitchen with pantry, utility room, shower room, integral garage and access to the dining room located off the living room.

The stairs leading up to a landing, the first double bedroom, the second double bedroom, the third bedroom and the family bathroom.

The front of the house offers a low-maintenance garden with mature trees, alongside a large block paved driveway. To the rear is an enclosed garden, which laid mainly to lawn, flower beds and patio area.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this great opportunity - Contact the office to arrange your viewing. Selling with the benefit of NO UPWARD CHAIN.



Entrance Porch

7'11" x 5'04" (2.41m x 1.63m)

UPVC double glazed French doors to the front elevation with fixed UPVC double glazed windows either side, ceiling light point, internal leaded glazed door leading through to inner entrance hall.

Inner Entrance Hallway

15'05" x 6'02" (4.70m x 1.88m)

UPVC double glazed leaded door and window to the front elevation, stair case leading to the first floor landing, ceiling light point, wall mounted double radiator, internal panelled doors leading into the living room and extended fitted kitchen.

Living Room

16' x 12'5" (4.88m x 3.78m)

UPVC double glazed sectional bow window to the front elevation, wall mounted double radiator, ceiling light point, feature wall mounted electric fireplace, archway leading through to separate dining room.

Dining Room

9' x 10'6" (2.74m x 3.20m)

UPVC double glazed picture window to the rear elevation overlooking rear garden, wall mounted double radiator, ceiling light point, opening through to living room.

Extended Fitted Kitchen

13' x 8'01" (3.96m x 2.46m)

With a range of matching wall and base units, incorporating laminate work surface above, stainless steel sink with swan neck mix tap over, space and plumbing for a free standing cooker, space and plumbing for a free standing fridge/freezer, ample wall and base units, tiled splash backs, tiling to the floor, UPVC double glazed windows to rear and side elevations, wall mounted double radiator, ceiling light point, pantry providing useful additional storage space, housing alarm control panel, electric meters, electric consumer unit, shelving for additional storage, internal glazed door leading to the utility room.

Utility Room

13'01" x 7'02" (3.99m x 2.18m)

UPVC double glazed French doors leading to the larger than average rear garden, wall mounted 'Worcester Bosch' gas central heating boiler, space and plumbing for automatic washing machine, wall mounted radiator, tiling to the floor, recess spot lights to ceiling, loft access hatch, providing access to additional storage space, internal doors leading into the shower room and garage.

Shower Room

7'04" x 4' (2.24m x 1.22m)

Three piece suite comprising: low level flush WC, pedestal wash hand basin, walk-in shower enclosure, tiled splashbacks, wall mounted radiator, tiling to floor, UPVC double glazed window to side elevation and ceiling light point.

Garage

16'02" x 7'10" (4.93m x 2.39m)

Metal door to the front elevation, light and power and gas meter point.

First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point,

airing cupboard offering additional storage with radiator and slatted shelves, panelled doors leading into bedroom 1, 2, 3 and family bathroom.

Bedroom 1

12'10" x 12'4" (3.91m x 3.76m)

UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point.

Bedroom 2

12'8" x 9'11" (3.86m x 3.02m)

UPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

Bedroom 3

9'10" x 7'10" (3.00m x 2.39m)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and built in storage cupboard over the stairs providing additional storage.

Family Bathroom

8'11" x 5'05" (2.72m x 1.65m)

Modern white three piece suite comprising: panelled bath with mixer shower attachment over, pedestal wash hand basin, low level flush WC, tiled splashbacks, chrome heated towel rail, laminate floor covering and ceiling light point.

Outside

The property sits on much larger than average plot, to the front of the property there is a secure gated, blocked paved driveway providing ample car standing, with a wall and fence to the boundary. The garden is laid to lawn, with mature shrubs and trees providing ideal screening and gated access to the side. To the rear of the property there is a large garden, having been mainly laid to lawn, with fencing to the boundaries, large paved patio area, outside lighting and water tap, mature shrubs planted in the borders.

The property benefits from having extensions to the side and rear elevations creating the additional utility room, ground floor shower room and garage, offering potential to extend to side, subject to buyers needs, requirements, relevant building regulations and planning permission approvals.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

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

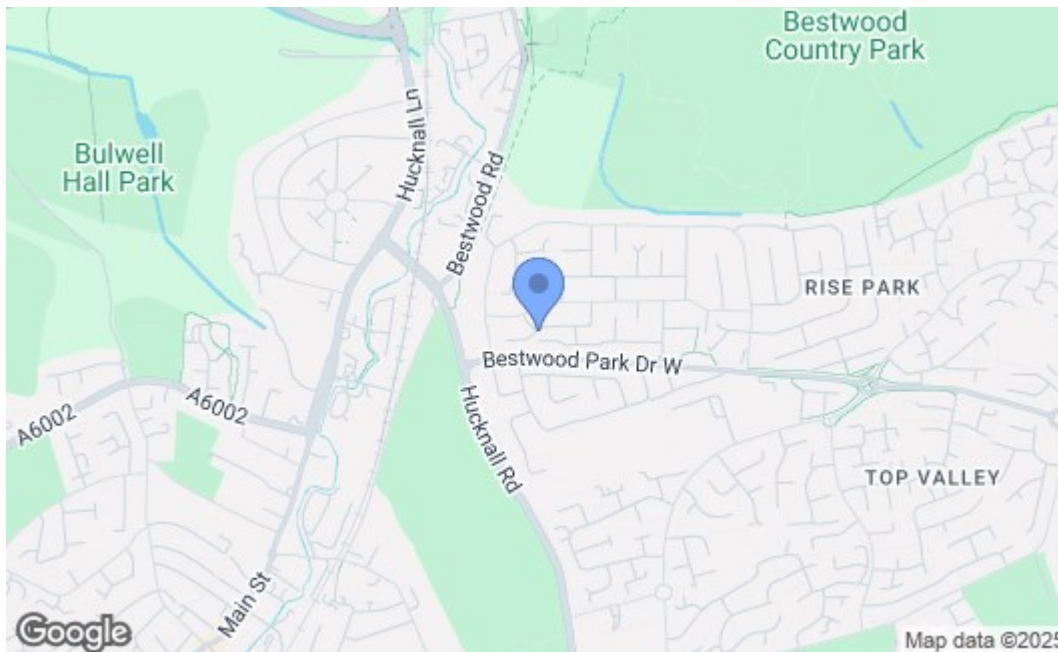
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



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			
(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.