



**Haverhill Crescent
Rise Park, Nottingham NG5 5AZ**

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

Guide Price £270,000 Freehold



*** GUIDE PRICE £270,000 - £280,000 ***

Robert Ellis Estate Agents are delighted to offer for sale this THREE BEDROOM DETACHED FAMILY HOME situated in Rise Park, Nottingham. This is the ideal family home for any prospective buyers who are looking to move to the popular, family-orientated area.

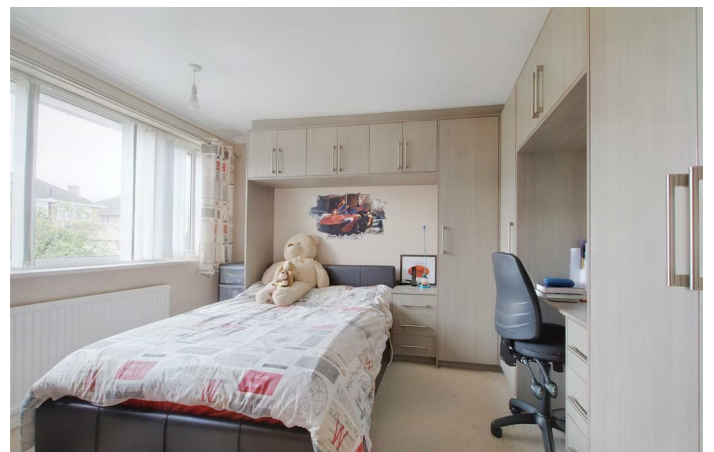
Well-presented throughout, this spacious family property derives the benefits of conveniences such as double glazing, gas central heating and well-presented front and rear gardens.

Ideally located in Rise Park, the property is within a short drive of Bulwell Town Centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Arnold and Nottingham City Centre. This home also benefits from being within proximity to Rise Park Primary & Nursery School and Park Vale Academy, making it ideal for families.

Upon entry, you are welcomed into the entrance hallway. Off the entrance hallway, you have the open plan lounge diner and kitchen with fitted units. From the first floor landing you have access to the three bedrooms, with two being able to host double beds. Finally, you have the family bathroom and separate WC.

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

An early viewing is HIGHLY RECOMMENDED to appreciate the accommodation on offer - Contact the office now to arrange your viewing before it is too late! Selling with NO UPWARD CHAIN.



Entrance Hallway

UPVC double glazed leaded door to the front with fixed double glazed panels either side, stairs to the first floor, ceiling light point, wall mounted radiator, under the stairs storage cupboard housing the electrical consumer unit, gas meter and additional storage, internal doors leading into the lounge diner and kitchen.

Lounge Diner

26' x 12'5 approx (7.92m x 3.78m approx)

This dual aspect lounge/diner offers UPVC double glazed picture window to the front with sliding double glazed patio door to the rear, wall mounted radiator, ceiling light point, feature fireplace incorporating an Adam style fire surround with marble hearth and back panel, gas fire incorporating back boiler, ample space for both living and dining areas.

Kitchen

13' x 8'1 approx (3.96m x 2.46m approx)

With a range of matching wall and base units incorporating a laminate work surface over, 1½ bowl sink with mixer tap, space and point for a free standing gas cooker, space and plumbing for an automatic washing machine and dishwasher, space and point for a free standing fridge freezer, under the stairs storage with shelving, large pantry offering further storage, tiling to the floor, mosaic tiled splashbacks, recessed spotlights to the ceiling, UPVC double glazed door to the side.

First Floor Landing

UPVC double glazed window to the side, ceiling light point, loft access hatch, airing/storage cupboard housing the hot water cylinder and panelled doors leading into the bedroom 1, 2, 3, family bathroom and separate WC.

Bedroom 1

12'7 x 13'6 approx (3.84m x 4.11m approx)

UPVC double glazed leaded window to the front, built-in wardrobes and dressing table, wall mounted radiator, recessed spotlights to the ceiling.

Bedroom 2

11'10 x 10'1 approx (3.61m x 3.07m approx)

UPVC double glazed window to the rear, wall mounted radiator, coving to the ceiling, ceiling light point and modern built-in wardrobes, dressing table/desk and bedside table.

Bedroom 3

9'6 x 7'10 approx (2.90m x 2.39m approx)

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

Bathroom

5'11 x 5'9 approx (1.80m x 1.75m approx)

UPVC double glazed window to the rear, panelled bath with mains fed shower above, pedestal wash hand basin, tiled splashbacks, chrome heated towel rail, ceiling light point.

Separate WC

5'6 x 2'5 approx (1.68m x 0.74m approx)

Low flush WC, UPVC double glazed window to the rear, tiled splashbacks, recessed spotlights to the ceiling.

Outside

To the front of the property there is a driveway providing off road parking, wall and fencing to the boundaries.

To the rear there is an enclosed good size garden with a large paved patio area, raised garden laid to lawn with steps, fencing to the boundaries, external lighting and large garage.

Integral Garage

8'4 x 20'10 approx (2.54m x 6.35m approx)

With up and over door to the front, UPVC double glazed window to the rear and side pedestrian door, light and power.

Council Tax

Nottingham City Council Band C

Agents Notes: Additional Information

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

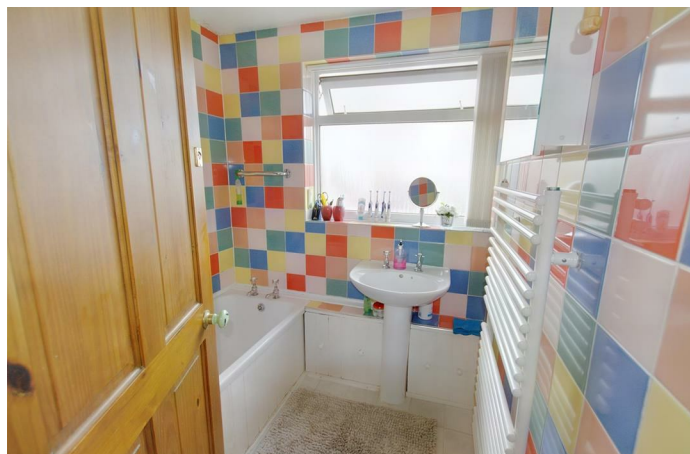
Flood Defences: No

Non-Standard Construction: No

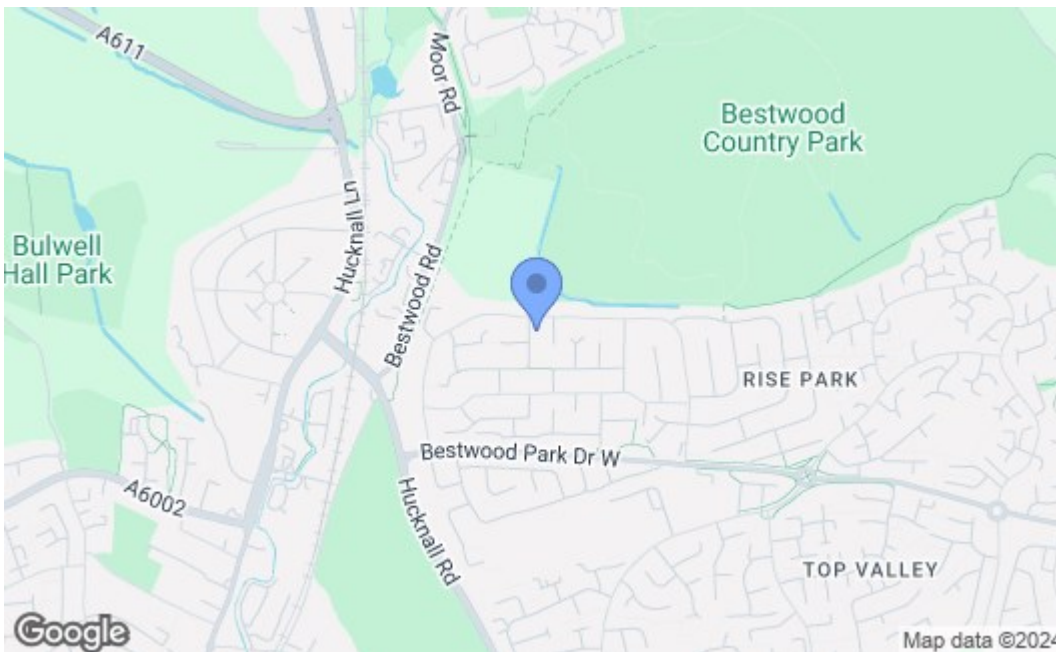
Any Legal Restrictions: No

Other Material Issues: No

989NM/HM



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.