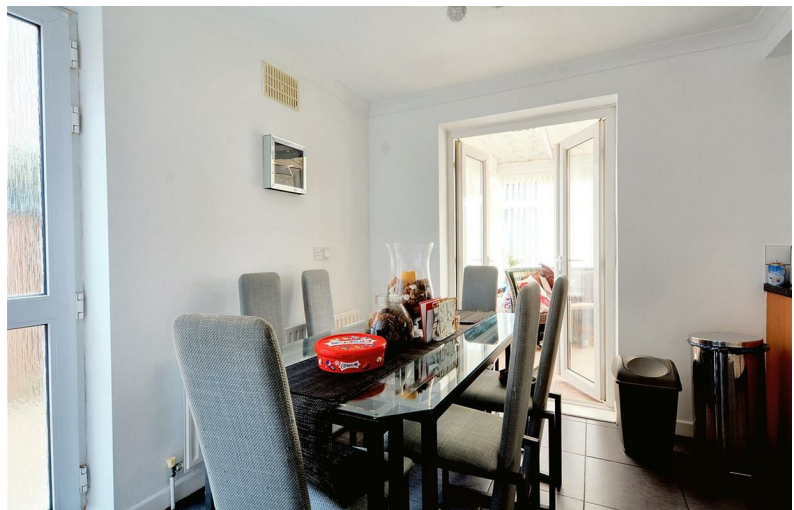




Portree Drive
Rise Park, Nottingham NG5 5DT

£300,000 Freehold

A WELL PRESENTED THREE BEDROOM
SEMI DETACHED HOME FOR SALE
SITUATED IN RISE PARK, NOTTINGHAM.

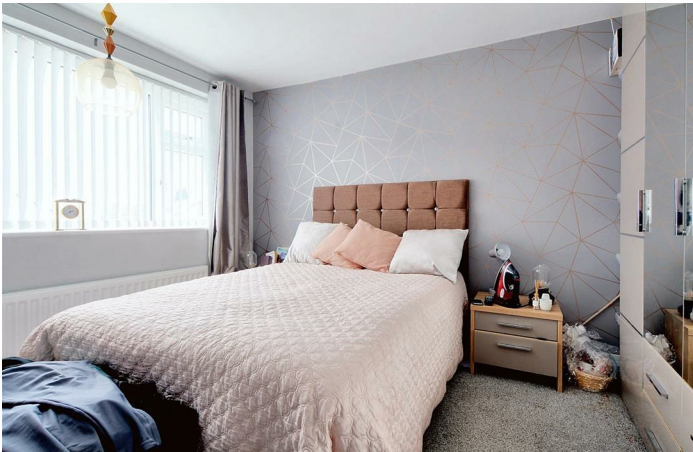


Nestled in the highly desirable Rise Park area of Nottingham, this well presented three-bedroom detached home offers a wonderful balance of style, comfort, and functionality. The inviting lounge provides a cosy space for relaxation, while the spacious kitchen/diner is perfect for family meals and entertaining. The downstairs WC adds a practical touch, and the stunning conservatory floods the home with natural light, creating a versatile space to enjoy year-round.

Upstairs, you'll find three generously sized bedrooms, each offering a peaceful retreat, complemented by a well-appointed family bathroom.

Externally, the property benefits from a large driveway with ample space for multiple vehicles, ensuring convenience for families or guests. The private, landscaped rear garden offers a tranquil escape, perfect for outdoor dining, relaxation, or children's play. Additionally, a detached garage provides valuable storage or parking options.

This exceptional home is ideally located with easy access to local amenities, schools, and transport links, making it an ideal choice for families seeking both comfort and convenience in a highly sought-after location.



Front of Property

To the front of the property there is a block paved driveway providing off the road parking for up to 5 cars and walled boundaries.

Entrance Porch

Entrance door to the side elevation leading into the porch, double glazed window to the front and side elevation, wooden door leading into the entrance hallway.

Entrance Hallway

Laminate flooring, wall mounted radiator, door to WC, stairs to first floor, under stair storage cupboard, door to kitchen, door to lounge.

Downstairs WC

2'10" x 5'3" approx (0.87 x 1.62 approx)

Linoleum flooring, wall mounted radiator, tiled splashbacks, vertical wall mounted radiator, double glazed window to the front elevation, vanity wash hand basin with mixer tap, WC, coving to the ceiling.

Lounge

16'11" x 12'3" approx (5.16 x 3.75 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the front elevation, coving to the ceiling, TV point, electric fire with tiled hearth and wood surround.

Kitchen

8'10" x 18'11" approx (2.71 x 5.77 approx)

Wall mounted radiator, double glazed door to the side elevation, double glazed French doors leading to the conservatory, wall mounted radiator, tiled flooring, space and point for fridge freezer, a range of wall base and drawer units with worksurfaces over incorporating a double sink and drain unit with mixer tap over, double glazed window to the conservatory, space and plumbing for a washing machine, space and plumbing for a dishwasher, 5 ring gas hob and electric oven, cooker hood above.

Conservatory

8'2" x 17'5" approx (2.49 x 5.32 approx)

Tiled flooring, double glazed windows surrounding, double glazed French doors leading to the enclosed rear garden, wall mounted radiator.

First Floor Landing

Carpeted stairs leading to first floor landing comprising carpeted flooring, double glazed window to the side elevation, access to loft, built in storage cupboard, doors leading off to rooms.

Bedroom 1

13'3" x 10'9" approx (4.05 x 3.29 approx)

Double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom 2

10'0" x 11'11" approx (3.07 x 3.64 approx)

Double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom 3

Double glazed window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, built in storage cupboard.

Bathroom

5'6" x 8'7" approx (1.68 x 2.62 approx)

Tiled flooring, tiled splashbacks, double glazed window to the rear elevation, spotlights to the ceiling, shower cubicle with electric shower, circular heated towel rail, vanity wash hand basin with mixer tap, WC.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, lawned area and additional patio area beyond, including a freestanding garage, hedging to the boundaries with a range of plants and shrubbery, side gate access leading to the front and rear.

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

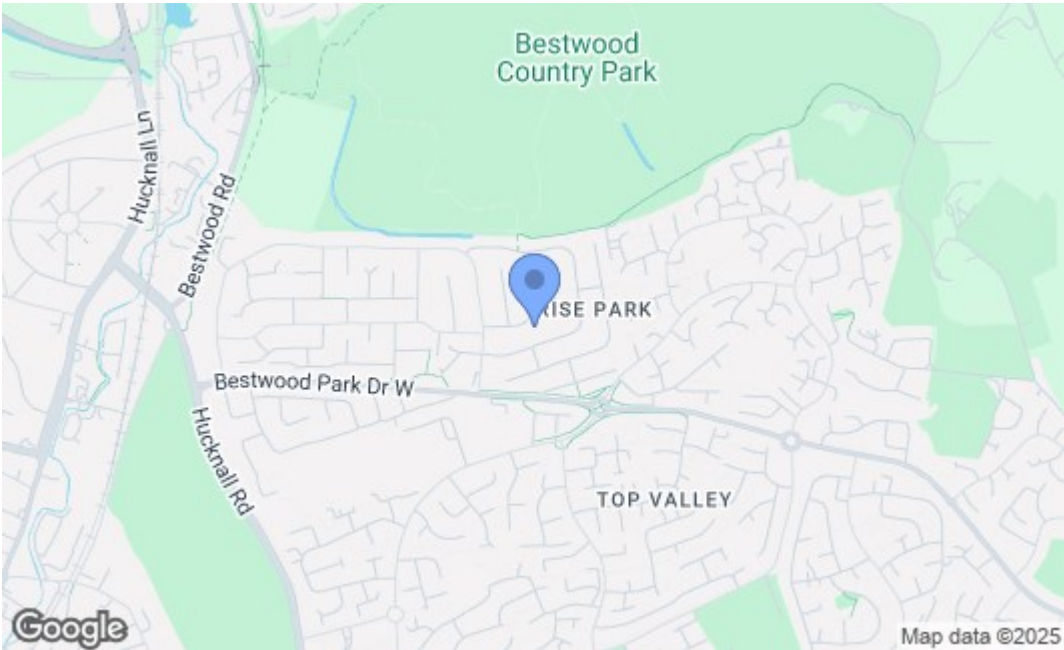
Non-Standard Construction: No

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		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.