

Cuillin Close,  
Rise Park, Nottingham  
NG5 5EH

**£250,000 Freehold**





\*\*\*GUIDE PRICE £250,000 - £260,000\*\*\*

Robert Ellis Estate Agents are delighted to offer for sale this EXTENDED 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. The property requires minor renovation work; however, this has been factored into the competitive asking price.

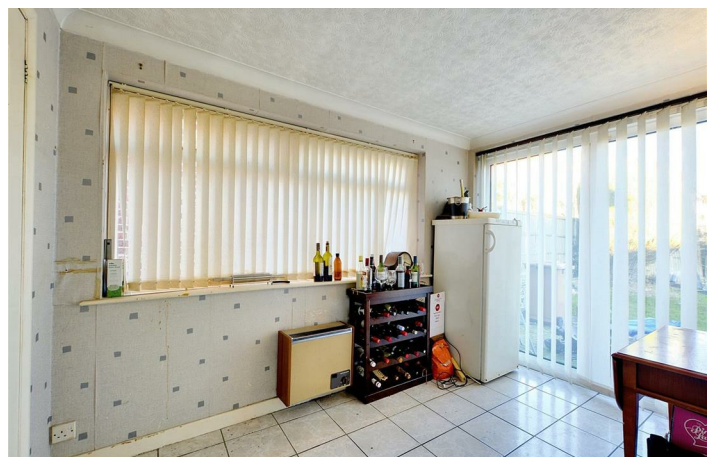
This spacious family property derives the benefits of conveniences such as double glazing, gas central heating and front and rear gardens.

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 porch which leads into the entrance hallway. Off the entrance hallway, you have the open plan lounge diner and kitchen with fitted units, Utility room/Playroom and ground floor Shower room. 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.

To the rear is a private enclosed low maintenance rear garden. To the front, there is a lawn garden and driveway providing off-the-road parking leading to the integral 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!





### Front of Property

To the front of the property there is a garden laid to lawn and block paved driveway providing ample off the road vehicle hardstanding, pathway to the front entrance door, access to garage.

### Entrance Porch

3'5 x 7'07 approx (1.04m x 2.31m approx)

Sliding double glazed patio door to the front elevation, UPVC double glazed windows to the front and side elevations, tiling to floor, wall light point, internal UPVC double glazed door leading to inner entrance hallway.

### Entrance Hallway

16'8 x 6'2 approx (5.08m x 1.88m approx)

Staircase leading to the first floor landing, wall mounted radiator, ceiling light point, coving to the ceiling, dado rail, wooden flooring, under stair storage cupboard providing useful additional storage space, panelled doors leading off.

### Kitchen

13'1 x 8'2 approx (3.99m x 2.49m approx)

UPVC double glazed window to the rear elevation, a range of matching wall and base units with laminate worksurfaces over, 1 1/2 bowl sink with mixer tap above, integrated oven, 5 ring stainless steel sink with stainless steel extractor hood over, tiling to floor, space and plumbing for automatic washing machine, space and point for freestanding fridge freezer, heating control panel, ceiling light point, coving to the ceiling, under stair storage cupboard providing additional storage, archway leading through to utility space.

### Utility Area

7'3 x 10'7 approx (2.21m x 3.23m approx)

Utility space providing useful additional utility space also ideal for a breakfast room or home office. Comprises sliding double glazed patio door to the rear elevation with additional UPVC double glazed window to the side elevation, coving to the ceiling, tiled flooring, wall mounted radiator, wall light point, archway leading through to kitchen, panelled door leading to ground floor shower room.

### Ground Floor Shower Room

7'02 x 4'02 approx (2.18m x 1.27m approx)

UPVC double glazed window to the side elevation, three piece suite comprising walk-in quadrant shower enclosure with mains fed shower above, low level flush WC, pedestal wash hand basin, tiling to floor, tiling to walls, wall light point, dimplex wall mounted heater, coving to the ceiling, wall mounted radiator.

### Living Room

12'5 x 16'01 approx (3.78m x 4.90m approx)

UPVC double glazed picture window to the front elevation, wall mounted double radiator, coving to the ceiling, ceiling rose, ceiling light point, dado rail, archway leading through to dining room.

### Dining Room

9'1 x 10'5 approx (2.77m x 3.18m approx)

Sliding double glazed patio door to the rear elevation, ceiling light point, coving to the ceiling, wall mounted double radiator, ceiling rose, archway leading through to living room.

### First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, coving to the ceiling, ceiling rose, airing cupboard housing hot water cylinder tank with additional storage above, panelled doors leading off to rooms.

### Family Bathroom

5'6 x 8'8 approx (1.68m x 2.64m approx)

UPVC double glazed window to the rear elevation, three piece suite comprising panelled bath with electric triton shower over, semi recessed vanity wash hand basin with storage cupboard below, low level flush WC, additional storage cupboards with stone worktop above, tiled splashbacks, tiling to the floor, chrome heated towel rail, recessed spotlights to ceiling, extractor fan.

### Bedroom 1

13'07 x 10'11 approx (4.14m x 3.33m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, air conditioning unit providing comfort during the summer months.

### Bedroom 2

10'3 x 12'2 approx (3.12m x 3.71m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to ceiling, air conditioning unit providing comfort during the summer months.

### Bedroom 3

10'3 x 8'3 approx (3.12m x 2.51m approx)

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

### Integrated Garage

15'8 x 7'11 approx (4.78m x 2.41m approx)

Up and over door to the front elevation, UPVC double glazed window to the side elevation, wall mounted gas meter point, wall mounted electrical consumer unit with meter points, light and power.

### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with paved patio area, fencing to the boundaries with mature shrubs and trees planted to the borders, secure gated access to the side elevation, external lighting.

### 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

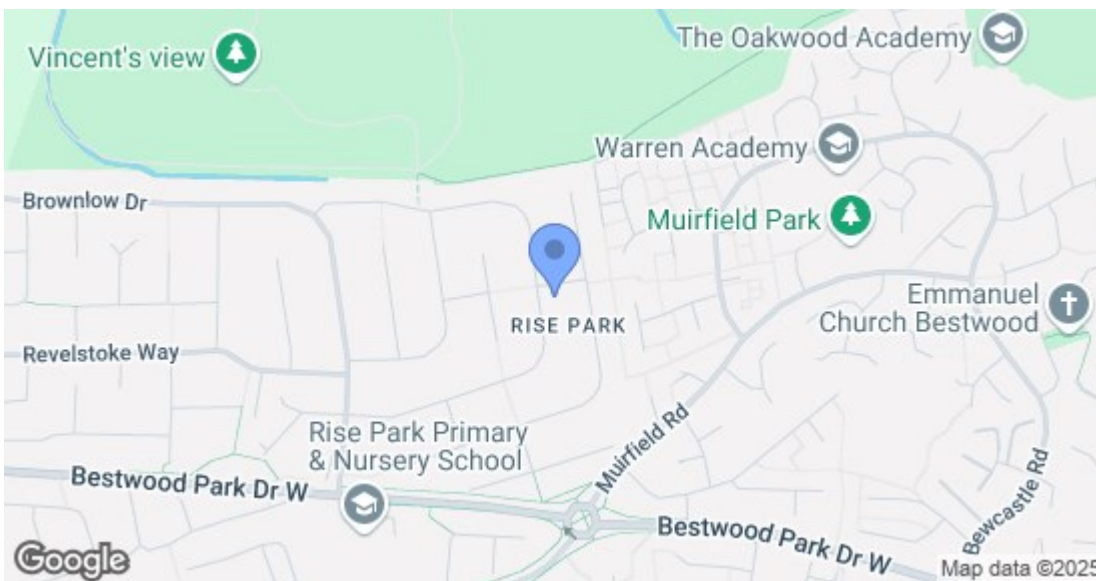
Non-Standard Construction: No

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.