

**Revelstoke Way  
Rise Park, Nottingham NG5 5AJ**

**A WELL PRESENTED THREE BEDROOM  
DETACHED HOME FOR SALE IN RISE PARK!**

**Offers In The Region Of £280,000 Freehold**





Robert Ellis Estate Agents are pleased to present this THREE BEDROOM DETACHED FAMILY HOME, ideally located in the popular residential area of Rise Park, Nottingham.

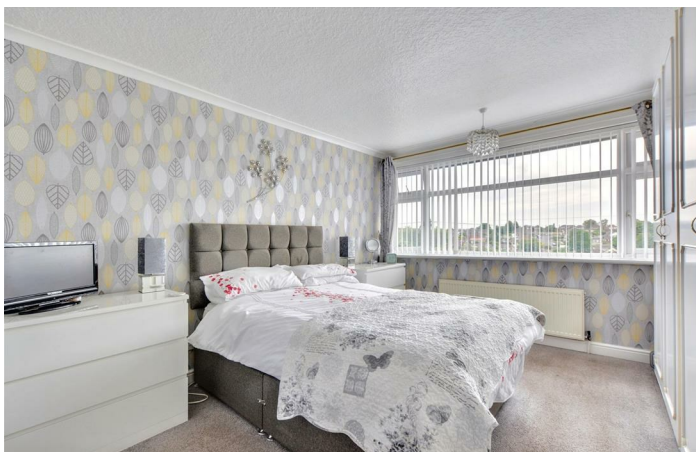
This well-presented and spacious home offers a comfortable layout, making it an ideal choice for families.

Conveniently located within a short drive of Bulwell Town Centre, the property is close to a range of local shops, restaurants, and other amenities. It also benefits from excellent transport links to Arnold and Nottingham City Centre.

The accommodation comprises an entrance hallway leading to a bright lounge and a well-proportioned kitchen/diner fitted with a range of units, providing plenty of space for everyday living and family meals. There are three bedrooms, two of which can comfortably accommodate double beds, and a bathroom featuring a three-piece suite.

Externally, the rear garden is private, enclosed, set over split levels with low-maintenance features which is ideal for relaxing or entertaining and a garage perfect for storage. The front of the property includes a lawned garden set over split levels and a driveway offering off-road parking.

Early viewing is highly recommended to appreciate all that this family home has to offer. Contact our office today to book your appointment!



### Entrance Hallway

UPVC double glazed door and windows to the front elevation leading into the entrance hallway comprising laminate floor covering, staircase leading to the first floor landing, wall mounted radiator, coving to the ceiling, doors leading off to:

### Lounge

16'1" x 12'4" approx (4.92 x 3.77 approx)

UPVC double glazed bay fronted window to the front elevation, laminate floor covering, coving to the ceiling, TV point, fireplace.

### Kitchen Diner

18'11" x 9'0" approx (5.79 x 2.76 approx)

Tiled flooring, pantry, UPVC double glazed door to the side elevation, space and point for fridge freezer, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, coving to the ceiling, wall mounted radiator, electric oven with electric hob over and extractor hood above.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, storage cupboard, access to the loft, doors leading off to:

### Bedroom One

13'0" x 12'1" approx (3.97 x 3.70 approx)

Carpeted flooring, coving to the ceiling, UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes.

### Bedroom Two

12'2" x 9'10" approx (3.72 x 3.02 approx)

Carpeted flooring, built-in wardrobes, wall mounted radiator, UPVC double glazed window to the rear elevation.

### Bedroom Three

7'7" x 8'11" approx (2.32 x 2.73 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, built-in storage.

### Bathroom

5'6" x 8'8" approx (1.69 x 2.66 approx)

UPVC double glazed window to the rear elevation, WC, handwash basin with separate hot and cold taps, laminate floor covering, tiled splashbacks, recessed spotlights to the ceiling, panelled bath with electric shower above.

### Outside

#### Rear of Property

To the rear of the property there is a tiered enclosed rear garden with patio area, lawned area, walled boundaries, a range of plants and shrubbery planted throughout, apple tree and plum tree.

#### Garage

9'3" x 14'8" approx (2.82 x 4.49 approx)

Power and lighting, up and over door to the front elevation.

#### Front of Property

To the front of the property there is a driveway providing off the road parking leading to the carport, steps leading to the front entrance door, hedged and walled boundaries, on road parking.

#### 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 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

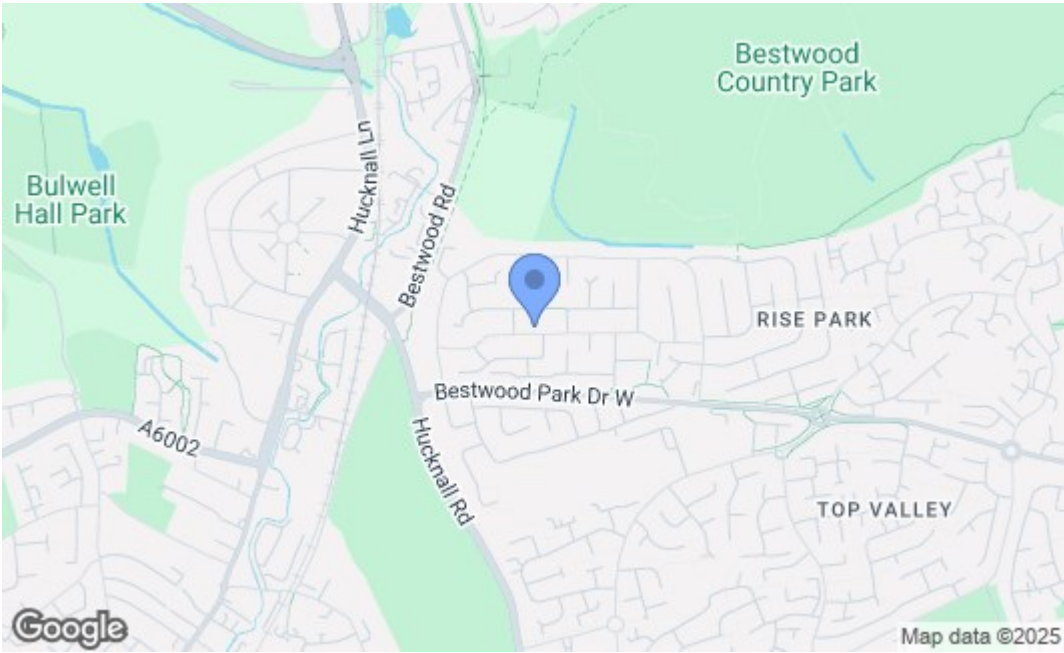
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







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		
	65	78
England & Wales 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		
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.