



Shenfield Gardens,  
Rise Park, Nottingham  
NG5 5BH

**£270,000 Freehold**



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 to 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 close 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. 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 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!



### Entrance Porch

Double glazed entrance door leading into the entrance porch. Double glazed windows to the front and side elevations. Double glazed entrance door leading into the entrance hallway.

### Entrance Hallway

Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Staircase to the first floor landing. Internal door leading into the open plan lounge diner and kitchen.

### Lounge

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Archway leading into the dining room.

### Dining Room

Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Double glazed French doors leading to the enclosed rear garden.

### Kitchen

12'10" x 8'1" approx (3.93 x 2.47 approx)  
Double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Coving to the ceiling. Range of fitted units incorporating worksurfaces above. Sink and drainer unit with dual heat tap. Space and point for a freestanding cooker with extractor hood above. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding dishwasher. Built-in pantry cupboard. Double glazed door leading to the enclosed rear garden.

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Loft access hatch. Airing cupboard. Internal doors leading into bedroom 1, 2, 3, family bathroom and separate WC.

### Bedroom 1

13'3" x 11'0" approx (4.06 x 3.37 approx)  
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling.

### Bedroom 2

11'10" x 10'0" approx (3.61 x 3.05 approx)  
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling.

### Bedroom 3

7'10" x 10'3" approx (2.41 x 3.14 approx)  
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Built-in over the stairs storage cupboard.

### Family Bathroom

Double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Shower cubical with an electric shower. Hand wash basin with hot and cold taps.

### Separate WC

Double glazed window to the rear elevation. Linoleum flooring. Low level flush WC.

### Front of Property

To the front of the property there is a driveway providing off the road parking, tiered laid to lawn garden, a range of shrubbery and plants and access into integrated garage.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, steps leading to a laid to lawn garden, range of shrubbery and plants, trees, fencing surrounding, access into outside store and secure gated access to the front of property.

### Garage

7'9" x 15'10" approx (2.37 x 4.83 approx)  
Electric up and over door. Power and 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

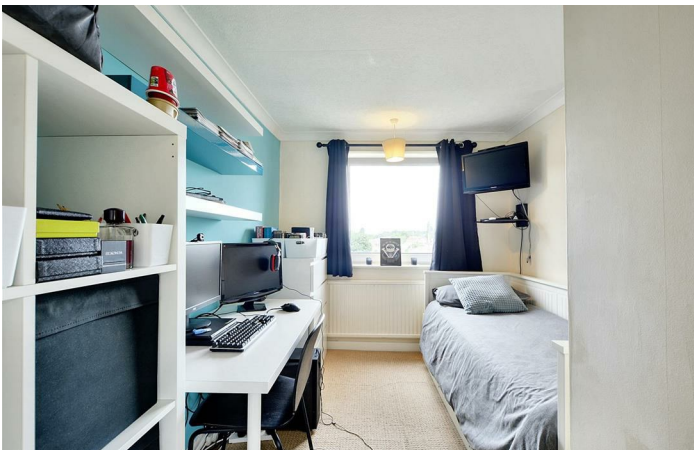
Flood Risk: No flooding in the past 5 years

Flood Defences: No

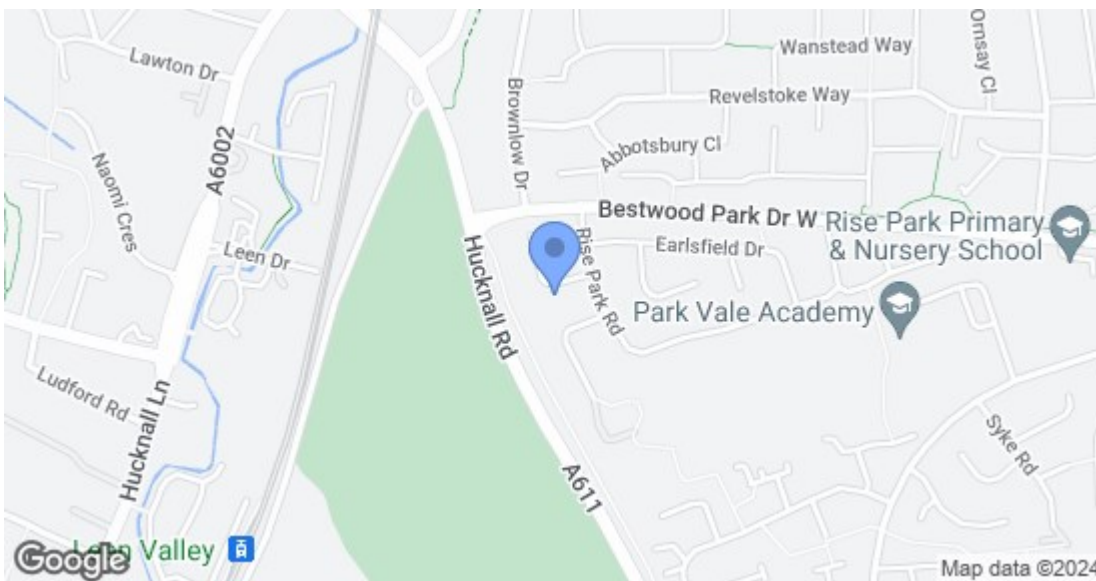
Non-Standard Construction: No

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.