



Penarth Rise

, Nottingham, NG5 4EE

Offers over £250,000



NO UPWARD CHAIN - Nestled in the charming area of Penarth Rise, Nottingham, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The surrounding area offers a blend of local amenities, parks, and excellent transport links, making it an ideal choice for those seeking a balanced lifestyle.

In summary, this semi-detached house on Penarth Rise is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home. With its spacious bedrooms, inviting reception room and kitchen / diner with convenient parking, this property is sure to appeal to a wide range of potential buyers or renters.



Description

In summary, this semi-detached house on Penarth Rise is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home. With its spacious bedrooms, inviting reception room and kitchen / diner with convenient parking, this property is sure to appeal to a wide range of potential buyers or renters.

Entrance Porch 7'3" x 4'1" (2.21m x 1.27m)

The property is entered through the brick built porch with upvc windows into the hallway.

Entrance Hallway

Having UPVC double glazed door leading from the porch, radiator, stairs to first floor with under stairs storage area and doors leading to the lounge and dining kitchen.

Lounge 14'1" x 10'2" (4.31m x 3.11m)

The lounge is front facing with a large upvc window allowing the natural light to flood within with a centre feature of a gas fire with marble hearth and white wooden surround with an open plan arch way leading to the dining area.

Kitchen Diner 16'9" x 8'7" (5.12m x 2.62m)

The kitchen / diner has a range of white high gloss wall and base units incorporating a stainless steel one with a half bowl sink and drainer, butcher block effect worktop, new electric oven and gas hob. French Upvc doors open into the rear garden, recess lighting, wood effect vinyl flooring and side access door.

First Floor Landing

With UPVC double glazed window to the side elevation and storage cupboard. Loft access to where the combi boiler is located.

Bedroom One 10'2" x 9'11" (3.10m x 3.04m)

The master bedroom is a double bedroom with front facing UPVC double glazed window with carpet, radiator, and built in double wardrobe.

Bedroom Two 10'3" x 8'7" (3.13m x 2.63m)

The second bedroom is a double room rear facing with Upvc window, carpet, radiator and built in double wardrobe.

Bedroom Three 6'9" x 6'2" (2.08m x 1.89m)

A single bedroom with carpet, radiator and UPVC double glazed window to the side elevation.

Bathroom 7'6" x 5'4" (2.31m x 1.64m)

The bathroom comprises of fully tiled walls with a new white three piece suite incorporating an electric shower over the bath, chrome ladder radiator wood effect vinyl flooring, panelled ceiling and two UPVC double glazed windows.

Driveway & Garage 15'5" x 7'9" (4.72m x 2.37m)

The garage has a roller electric door to the front and a courtesy door at the rear for access into the rear garden and has power and lighting.

Outside

To the front is an open lawned area, gated side access and driveway in front of the garage. To the rear is a private fully enclosed garden with patio area, lawn and mature trees and shrubs and out side water supply.

Disclaimer

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk