



## 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

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### 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.

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## 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	

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