

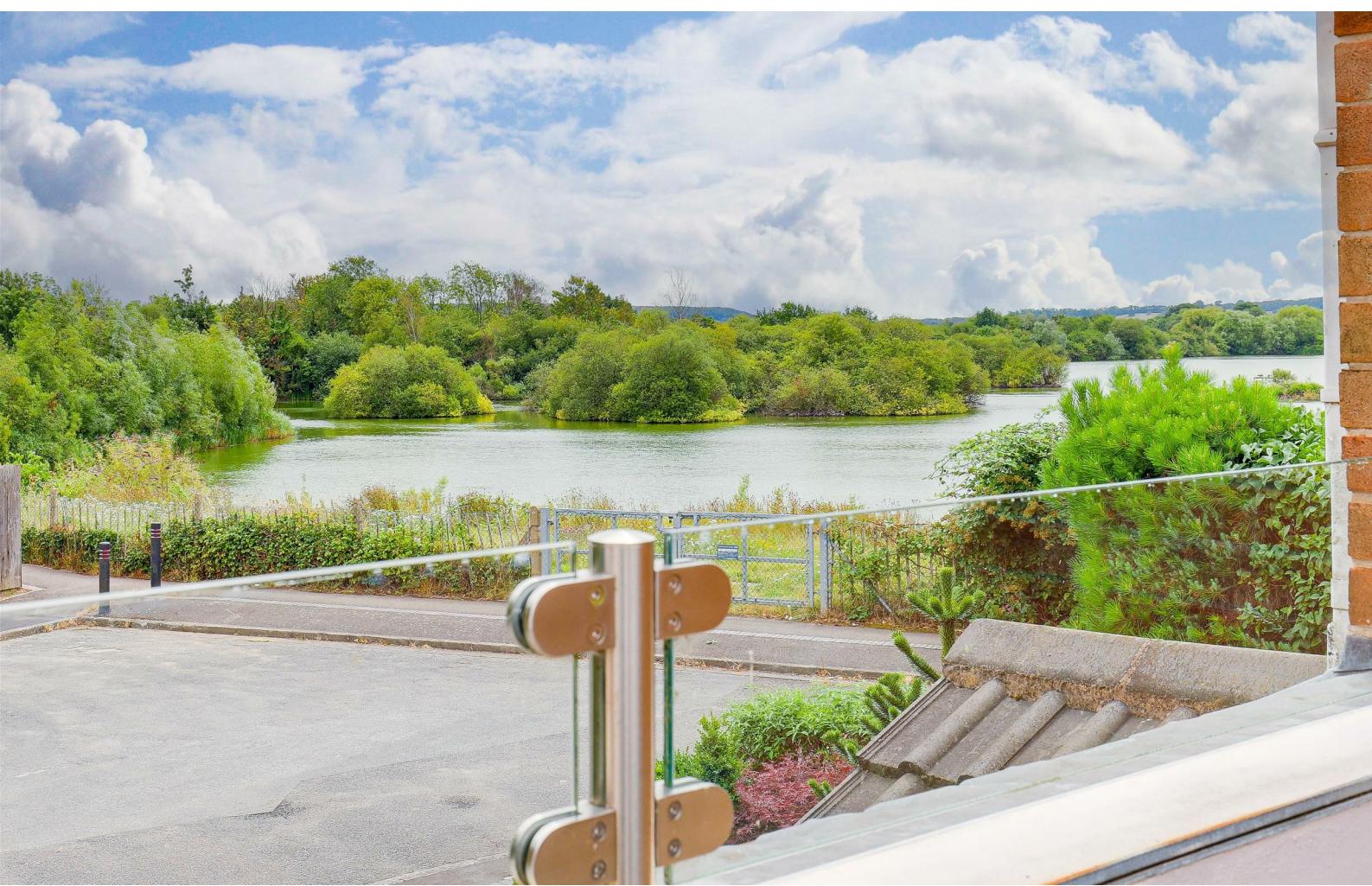
HoldenCopley

PREPARE TO BE MOVED

St. Marys Close, Attenborough, Nottinghamshire NG9 6AT

£575,000

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LOCATION, LOCATION, LOCATION...WITH LAKESIDE VIEWS

Situated in the highly sought-after location of Attenborough, this three bedroom detached family home offers spacious accommodation ideal for a growing family. Perfectly positioned in a prime location, the property is just a short walk from Attenborough Train Station and local amenities, including the beautiful Attenborough Nature Reserve. Nestled between Long Eaton and Beeston town centres, it benefits from excellent transport links, with easy access to the A52 and M1 Motorway, making it perfect for commuters. Internally, the ground floor of the home does not fail to amaze - a spacious entrance hall leads into a fantastic sleek fitted kitchen with integrated appliances and a generously-sized centre island. Open access leads into the stunning contemporary living room featuring skylights providing plenty of natural light throughout, with open access to the designated dining room. A perfect flow of space for the family to enjoy - whether it be cosy movie nights, hosting family meals, or casual dining. Completing the ground floor is a well-appointed utility room, a convenient W/C, and access to the garage. Upstairs, the first floor brings focus to the impressive large master bedroom with a walk-in wardrobe, a stylish en-suite bathroom, double French doors opening to a Juliette balcony looking over the rear garden, and double French doors to a spacious private balcony with a seating area perfect for a morning coffee. The first floor also features the remaining two double bedrooms, serviced by a sleek three piece bathroom suite. Externally, the front of the property benefits from a block-paved driveway offering off-street parking for multiple cars, and access to the garage. Meanwhile, the rear garden features a cosy modern garden lounge with a covered seating area, lighting and heating, as well as a lawn, a small fish pond, and ample greenery providing a sense of increased privacy - ideal for hosting and relaxing.





- Detached Three Bedroom Family Home
- Modern Fitted Kitchen With Centre Island
- Extended Contemporary Living Room
- Plenty Of Natural Light - Skylights Throughout
- Separate Open Access Dining Room
- Utility Room & Ground Floor W/C
- Impressive Master Bedroom With En-Suite, Walk-In Wardrobe & Balcony
- Modern Three Piece Bathroom Suite
- Stunning Garden With Covered Seating Area & Pond
- Off-Street Parking & Garage







GROUND FLOOR

Entrance Hall

20'1" x 4'0" (6.14m x 1.23m)

The entrance hall has wood-effect flooring, a radiator, a built-in storage cupboard, an overhead UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Kitchen

16'1" x 11'7" (5.18m x 3.54m)

The kitchen has a range of fitted gloss handleless base and wall units with worktops and a centre island, a stainless steel sink with a mixer tap and drainer, an integrated Neff oven, an integrated Neff combi oven with a warming drawer, an integrated electric hob, space for an American-style fridge freezer, wood-effect flooring, partially tiled walls, a vertical radiator, recessed spotlights, and two UPVC double-glazed windows with bespoke fitted shutters to the front and side elevations.

Hall

2'8" x 4'10" (0.82m x 1.48m)

The hall has carpeted flooring and stairs.

Living Room

17'3" x 16'2" (5.26m x 4.93m)

The living room has wood-effect flooring, a painted brick recessed chimney breast alcove with a tiled hearth, two radiators, six recessed display alcoves with recessed spotlights, three skylights, sliding patio doors leading out to the rear garden, and open access into the dining room.

Dining Room

13'10" x 9'1" (4.23m x 2.79m)

The dining room has wood-effect flooring, a radiator, recessed spotlights, and double French doors leading out to the rear garden.

Utility Room

5'11" x 5'11" (1.82m x 1.82m)

The utility room has gloss handleless fitted base and wall units with wood-effect worktops, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for an undercounter fridge, wood-effect flooring, a radiator, partially tiled walls, and access to the W/C.

W/C

5'11" x 2'9" (1.82m x 0.84m)

This space has a low level dual flush W/C, a wall-mounted wash basin with a mixer tap, wood-effect flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

10'3" x 5'7" (3.13m x 1.72m)

The landing has carpeted flooring, glass balustrades, a radiator, a skylight, and provides access to the first floor accommodation.

Master Bedroom

20'3" x 17'1" (6.19m x 5.21m)

The main bedroom has carpeted flooring, a radiator, two vertical radiators, recessed spotlights, a skylight, a UPVC double-glazed window to the rear elevation, double French doors opening to a Juliette balcony, double French doors with bespoke fitted shutters leading out to the balcony, access to the walk-in wardrobe, and access to the en-suite.

En-Suite

9'1" x 8'10" (2.79m x 2.70m)

The en-suite has a low level dual flush W/C, a wall-mounted vanity-style double wash basin with mixer taps, a freestanding bath with a centre tap, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, a skylight, and a UPVC double-glazed obscure window to the rear elevation.

Walk-In Wardrobe

The walk-in wardrobe has carpeted flooring, an internal window, recessed spotlights, access to the loft, and ample storage space.

Balcony

The balcony has a paved patio seating area.

Bedroom Two

8'7" x 8'3" (2.62m x 2.52m)

The second bedroom has carpeted flooring, a radiator, access to the loft, and a UPVC double-glazed window with bespoke fitted shutters to the front elevation.

Bedroom Three

10'5" x 7'3" (3.20m x 2.22m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window with bespoke fitted shutters to the front elevation.

Bathroom

8'0" x 5'5" (2.69m x 1.66m)

The bathroom has a low level dual flush W/C, a wall-mounted vanity-style wash basin with a

mixer tap, a shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking and raised planted boundaries with ample greenery.

Garage

16'4" x 9'4" (5.00m x 2.85m)

The garage has an electric door, lighting and electricity, and ample storage space.

Rear

To the rear of the property is a private enclosed garden with a covered paved patio seating area with a heater and lighting, a pond, a lawn, raised planters, outdoor sockets, planted borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Restrictive Covenants

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is freehold.

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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