



**Attenborough Lane  
Chilwell, Nottingham NG9 5JP**

A well proportioned traditional three bedroom bay fronted semi-detached house with a detached garage.

**£325,000 Freehold**



A well proportioned traditional three bedroom bay fronted semi-detached house with a detached garage.

Situated in this sought after and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links, Chilwell Retail Park and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Porch, entrance hallway, lounge, dining room and an extended kitchen to the ground floor, with two good sized double bedrooms, a further single bedroom and family bathroom to the first floor,

To the front of the property you will find a lawned garden with a block paved driveway leading to the garage and gated side access leading to the generous private and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed and fenced boundaries.

Offered to the market with the benefit of a light and airy versatile living space, ready to move in condition and UPVC double glazing and gas central heating throughout, this great property truly must be viewed in order to be fully appreciated.



### Porch

With a UPVC double glazed front door with flanking windows and door with flanking windows to the entrance hallway.

### Entrance Hallway

With laminate flooring, stairs to the first floor, radiator and doors to the kitchen, dining room and lounge.

### Lounge

13'6" × 12'0" (4.12 × 3.66)

With laminate flooring, UPVC double glazed bay window to the front and radiator.

### Dining Room

12'0" × 12'0" (3.67 × 3.66)

With laminate flooring, radiator and UPVC double glazed door with flanking windows to the rear.

### Kitchen

14'7" × 6'9" (4.46 × 2.07)

An extended modern and contemporary kitchen with a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven and hob with extractor fan over, integrated fridge freezer, slimline dishwasher, washer dryer, laminate flooring, UPVC double glazed windows to the rear and side, side door access to driveway, useful under stairs storage cupboard, heated towel rail and UPVC double glazed door to the side.

### First Floor Landing

With UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

13'8" × 12'1" (4.17m × 3.69m)

A double bedroom with laminate flooring, UPVC double glazed bay window to the front and radiator.

### Bedroom Two

12'2" × 12'0" (3.71 × 3.66)

Carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'1" × 7'0" (2.48 × 2.15)

With vinyl flooring, UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled walls, vinyl flooring, radiator, UPVC double glazed window to the rear, extractor fan and a useful storage cupboard housing the combination boiler.

### Outside

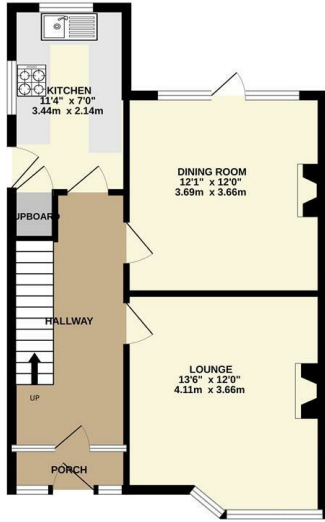
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### Garage

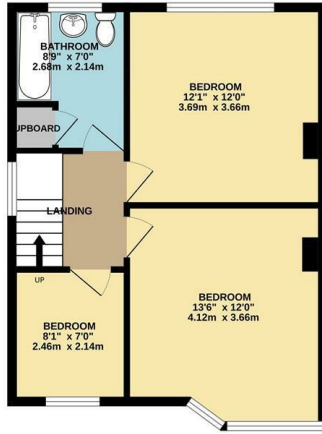
With an up and over garage door, window and door to the side, power and electricity.



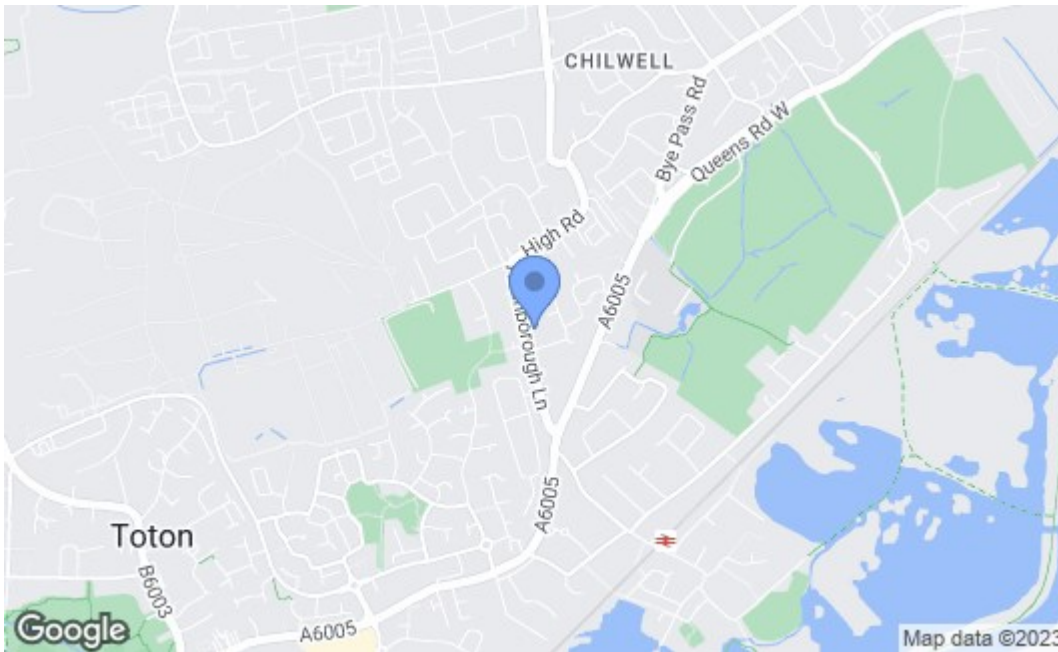
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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