Robert Ellis

look no further...

Barratt Crescent,
Attenborough, Nottingham
NG9 6AH

£550,000 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea

A great opportunity has arisen to purchase a well proportioned three bedroom detached family home situated on a large garden plot in this highly sought after village location.

This property comes to the market for the first time in a generation and benefits from a recently installed gas fire central heating system and has double glazed windows and whilst very much in liveable condition the property would benefit from some modernisation, offering great potential for the incoming buyer to put their own mark upon it.

The accommodation includes two well proportioned reception rooms, cloakroom/WC, dining kitchen and a large garden room which enjoys an aspect over the rear garden. There are three well proportioned bedrooms, a master with en-suite shower room and a family bathroom.

The property is set back from the road with a courtyard providing ample off street parking and there is a tandem double length garage. Without a doubt one of the features of this property are the expansive rear gardens which have been well maintained over the years, with lawns, well tendered bedding and a vegetable plot at the foot.

Situated in the highly sought-after suburban village of Attenborough, offering a great community feel and picturesque award winning nature reserve on the door step, yet far from being isolated, Attenborough boasts its own train station and sits no more than two miles from the vibrant town centre off Beeston, offering a generous variety of shops, facilities, bars, restaurants, bistro's and even a cinema. There are good transport links and ease of access to Nottingham City Centre. Schools for all ages are also in easy reach.

The property has great potential to be remodelled and extended (subject to the necessary provisions), enabling it to be a great long term family home. We strongly recommend an early internal viewing to avoid disappointment.

Entrance Hall
14'11" x 7'10" (4.55m x 2.41m)
Stairs to the first floor, under stair store cupboard, double glazed window to the front, glazed front entrance door and radiator.

Cloakroom/WC
6'4" x 4'11" (1.95m x 1.5m)
Incorporating a two piece suite comprising; pedestal wash hand basin, low level WC, radiator and double glazed window.

Living Room
18'10" x 11'10" (5.76m x 3.63m)
Feature fire place finished in rustic brick with inset and fire grate, parquet wood flooring, double glazed window to the front and double glazed French doors leading to the rear garden room.

Dining Room
11'10" x 12'11" (3.62m x 3.94m)
Serving hatch to kitchen, radiator and double glazed window to the front.

Dining Kitchen
16'0" x 9'4" (4.88m x 2.87m)
Fitted with a range of wall and base units with work surfacing and inset one and half bowl stainless steel sink and drainer unit, built in electric double oven, gas hob and extractor hood over, integrated dishwasher, double glazed window to the side, double glazed window and French door leading to sun lounge and door leading to the rear lobby.

Rear Lobby
5'1" x 7'1" (1.56m x 2.17m)
Wooden doors leading outside and a double glazed door leading to the sun lounge.

Sun Lounge
24'6" x 14'0" increasing to 16'9" (7.48m x 4.27m increasing to 5.12m)
Access to two stores, double glazed window and two double glazed doors giving access to the rear garden.

First Floor Landing
Accessed from an attractive dog leg stair case, double glazed window to the front, hatch and ladder to partially boarded loft.

Bedroom One
13'0" x 11'11" (3.98m x 3.64m)
Radiator, double glazed window to the front and an archway to the en-suite.

En-Suite
5'6" x 6'6" (1.7m x 2m)
Wash hand basin inset to vanity unit, shower cubicle with electric shower, heated towel rail and double glazed window.

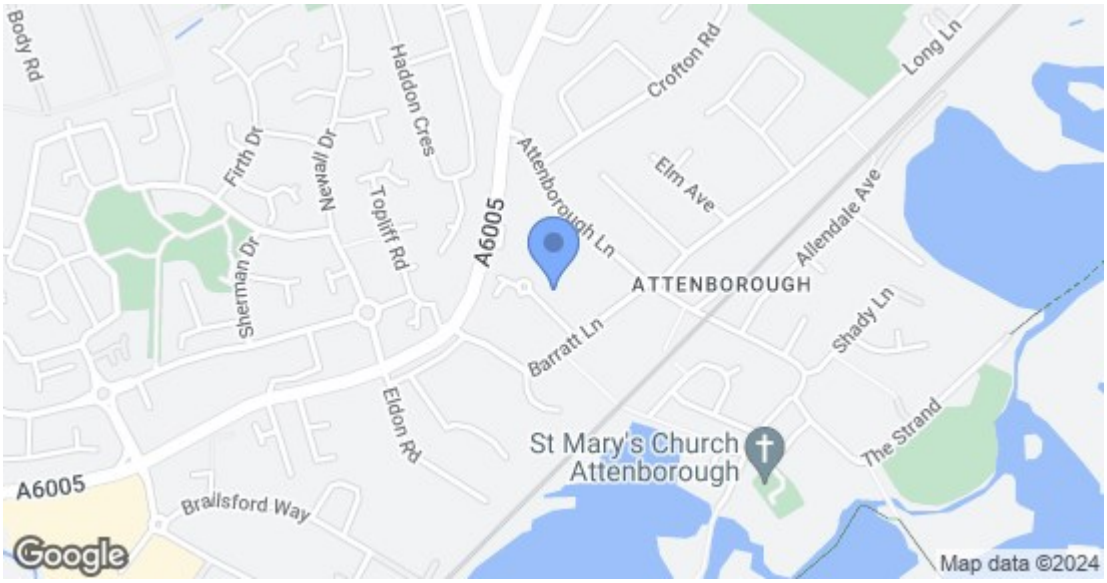
Bedroom Two
11'10" x 12'10" (3.62m x 3.93m)
Fitted wardrobes, radiator and double glazed window to the front.

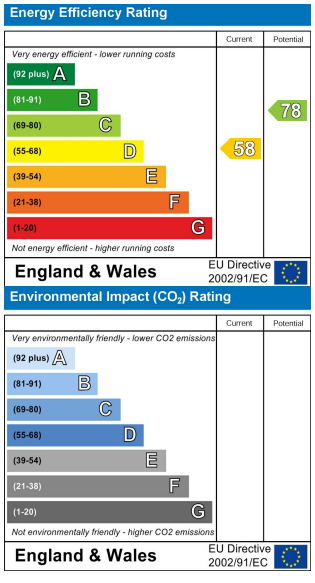
Bedroom Three
9'5" x 12'11" (2.89m x 3.94m)
Fitted wardrobes, radiator and double glazed windows to the rear.

Bathroom
Incorporating a three piece suite comprising; wash hand basin, low level WC, bath and built in airing cupboard housing recently fitted Alpha combination boiler.

Garage
33'5" x 8'8" (10.2m x 2.65m)
A tandem double length garage with roller door to the front, light and power, walk in store/workshop and window and door to the rear garden.

Outside
The property is set back from the road with a generous frontage, hedged fencing enclosed with front garden laid to lawn with mature shrub borders. A gravelled forecourt provides parking for several vehicles with the driveway continuing along the side of the property to the garage. The rear garden is a generous size with an expansive lawn, gravelled patio area, the lawn is flanked by deep set flower and shrub beds. A path runs along one side and gives access to a further garden area used a vegetable plot with greenhouse and potting shed.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888