Robert Ellis

look no further...

Allendale Avenue,
Attenborough, Nottingham
NG9 6AN

£298,500 Freehold

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A beautifully presented detached two/three bedroom Chalet style house.

Offering a potential of a ground floor bedroom if required, this particularly versatile property offers ready to move into accommodation with modern fixtures and fittings throughout.

In brief the internal accommodation comprises; entrance hall, lounge diner, reception room/bedroom, kitchen and shower room to the ground floor, rising to the first floor is a landing with useful eaves storage and two double bedrooms.

Outside the property has a drive providing ample car standing to the front with the car port and garage beyond and to the rear has an enclosed and private well maintained garden with patio and borders.

Tucked away in a small and peaceful cul-de-sac, readily accessible for Attenborough Train Station and Attenborough Nature Reserve as well as a range of other local shops and amenities, this is a great property well worthy of viewing.

Entrance Hall
UPVC double glazed entrance door, radiator, useful under stair storage cupboard and feature oak staircase with contemporary glass panelling.

Lounge Diner
20'4" x 12'11" (6.21m x 3.96m)
UPVC double glazed window, two radiators and a solid fuel burner mounted upon a flag style hearth with inset timber mantle.

Reception Room/Bedroom
11'11" x 10'0" (3.65m x 3.05m)
UPVC double glazed window and radiator.

Kitchen
11'11" x 9'10" (3.64m x 3.02m)
With a range of fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, a cooker with filter above, plumbing for a washing machine and dishwasher, Baxi boiler, UPVC double glazed window, door to the exterior and a radiator.

Shower Room
6'9" x 6'3" (2.07m x 1.92m)
Fitments in white comprising; low level WC, wash hand basin inset to vanity unit, shower cubicle with mains control overhead shower, extractor fan, fully tiled walls, wall mounted heated towel rail and UPVC double glazed window.

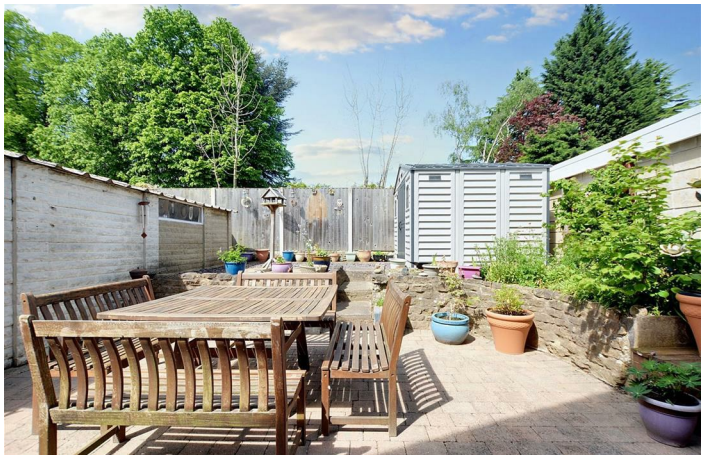
Landing
Feature Velux window, loft hatch and useful eaves storage cupboard.

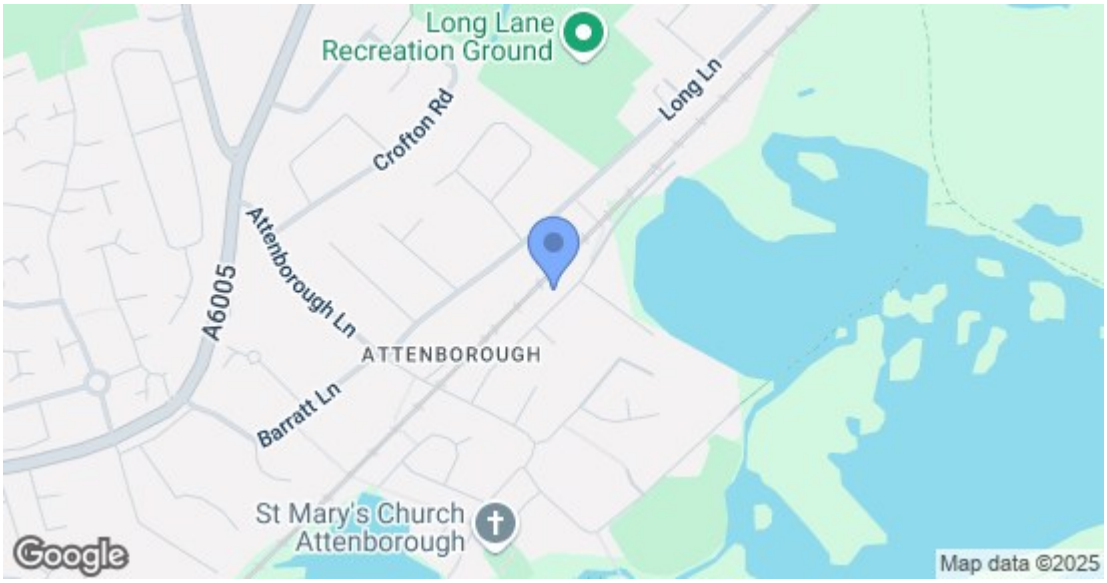
Bedroom One
13'0" x 11'10" (3.97m x 3.61m)
UPVC double glazed window, radiator and mirror fronted fitted wardrobes.

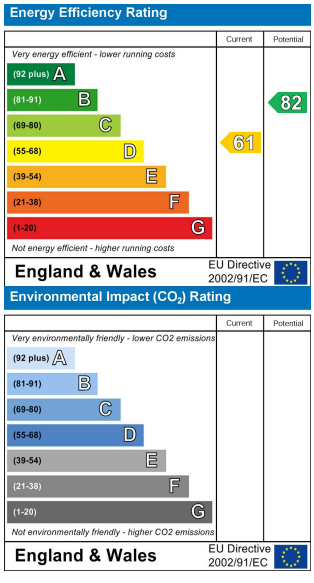
Bedroom Two
11'9" x 10'2" (3.59m x 3.10m)
UPVC double glazed window and radiator.

Outside
To the front the property has a blocked drive providing ample car standing, a car port and garage beyond. To the rear the property has a private and enclosed, well presented garden with patio, outside tap and power point, wood store, raised border with pond, slate chipped area and a shed.

Garage
21'2" x 8'6" (6.46m x 2.60m)
Up and over door to the front, window to the side, light and power.







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.

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