Robert Ellis

look no further. . .

Milton Crescent,
Attenborough, Nottingham
NG9 6BE

£595,000 Freehold

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A lovely four-bedroom, detached property on a spacious corner plot with the benefit of no upward chain.

Situated in Attenborough, you are well positioned for a range of local amenities including shops, public houses, healthcare facilities, transport links and Attenborough Nature Reserve. This fantastic property would be considered an ideal opportunity for a large variety of buyers including anyone looking to upsize locally or anyone looking to relocate to this quiet location.

In brief the internal accommodation comprises; The entrance porch, through to the entrance hall, Kitchen, Living Room, Dining Room, Conservatory, and downstairs WC. Then rising to the first floor are four bedrooms, bathroom, and separate WC.

Positioned on a large corner plot, to the front of the property is a lawned garden with mature shrubs and block paved driveway with ample off-street parking leading to an integral garage. The rear of the property is also primarily lawned with well-established shrubbery and flower beds and a paved seating area.

Having been well maintained by the current vendors this wonderful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed door through to the entrance porch.

Entrance Hall
Secondary door through to the entrance hall, with hard wood flooring, radiator and access to under stairs storage cupboard.

Living Room
15'10" x 11'7" (4.85m x 3.55m)
Carpeted room, with radiator, gas fireplace and UPVC double glazed window and single door to the rear garden.

Open Dining Conservatory
22'3" x 8'10" (6.79m x 2.70m)
Carpeted room, with radiator and archway through to the conservatory, this has tiled flooring with underfloor heating and UPVC double glazed French door to the rear garden.

Kitchen
19'7" x 9'2" (5.97m x 2.80m)
A range of wall and base units with granite work surfacing over, breakfast bar and granite splashbacks, one and a half bowl sink with mixer tap, inset induction hob with extractor fan above and integrated electric oven. Integrated appliances to include fridge freezer, washing machine and dishwasher, tiled flooring and UPVC double glazed window to the front aspect.

Sun Room
9'5" x 8'4" (2.88m x 2.55m)
Tiled flooring, double doors into the dining conservatory , window to the rear garden and door to the side passage.

Downstairs WC
Wash hand basin, low flush WC, part tiled walls, heated towel rail and UPVC double glazed window to the front aspect.

First Floor Landing
Access to the loft hatch and airing cupboard housing gas combination boiler.

Bedroom One
11'9" x 10'9" (3.60m x 3.29m)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Two
11'7" x 8'11" (3.54m x 2.72m)
Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

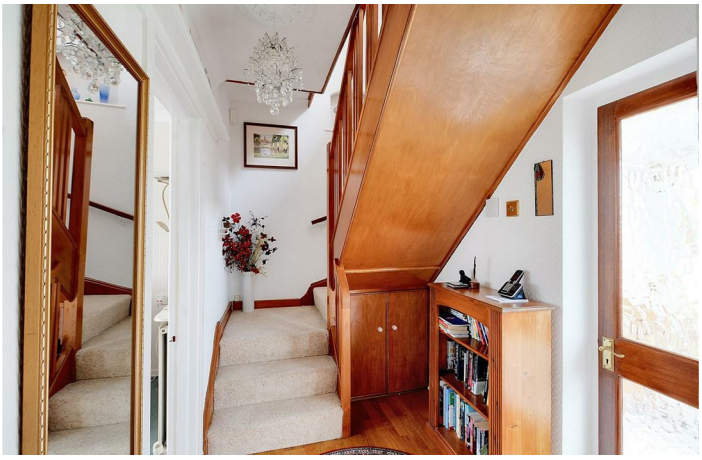
Bedroom Three
17'9" x 8'3" (5.42m x 2.53m)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the front and rear aspect.

Bedroom Four
11'8" x 6'8" (3.56m x 2.04m)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear garden.

Bathroom
Incorporating walk in electric power shower with glass shower screen, wash hand basin, radiator and UPVC double glazed window to the front aspect.

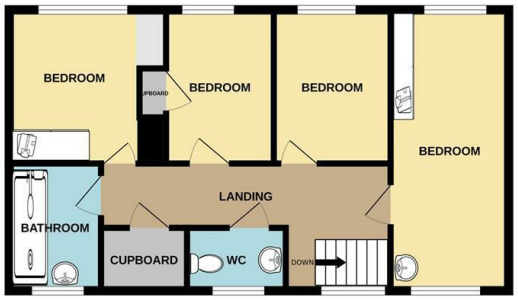
Separate WC
Low flush WC, wash hand basin, part tiled walls and heated towel rail.

Outside
A large corner plot, to the front of the property is a lawned garden with flower beds and mature shrubs. A block paved driveway with ample parking for multiple cars leading to a car port and integral garage, gated side access on either side. Then rear is then primarily lawned with well established shrubs and raised flower beds, with a paved seating area. To the very back of the garden is an orchard area with fruit trees, a green house and further flower beds



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 sq.m.) approx.

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 operability or efficiency can be given.
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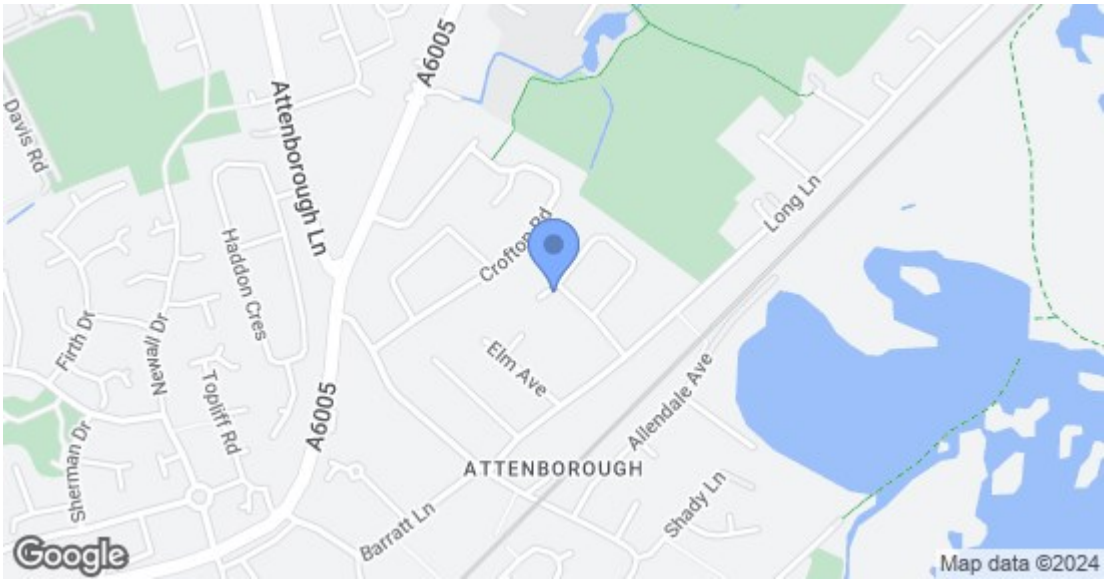

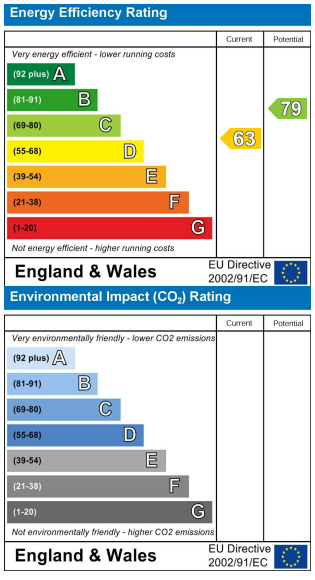

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