Robert Ellis

look no further. . .

Gordon Close
Attenborough Nottingham NG9 6AP

AN INDIVIDUALLY DESIGNED AND CONSTRUCTED 1960'S FOUR BEDROOM DETACHED HOUSE BUILT BY WESTERMAN HOMES.

Asking Price £525,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

Tucked away at the head of a small cul de sac sits this individually designed, Westerman Homes built spacious four bedroom detached house offering fabulous potential for an incoming purchaser to make into a long term family home.

Situated in the much sought after village of Attenborough, famous for the award winning Nature Reserve. This quintessential English Village has a picturesque church, cricket, tennis and bowls club and a great community feel. Far from being isolated the village has it's own train station with good links to London, Beeston, Nottingham & Derby along with a regular bus service and the vibrant town centre of Beeston is within easy reach.

In brief, the generous interior comprises entrance porch, WC, entrance hall, dining room, kitchen, study and sitting room to the ground floor. Rising to the first floor is a landing with feature Velux window, main bedroom with en-suite,three further good sized bedroom and family bathroom.

Outside, the property occupies a generous and mature plot with a drive providing ample car standing with garage beyond, and an established front garden with mature shrubs. To the rear, the property has a particularly private mature landscaped garden.

We strongly recommend an early internal viewing to fully appreciate the accommodation and potential on offer.

ENTRANCE
A wooden panel entrance door leads to porch.

WC
WC, wall mounted wash hand basin with tiled splashbacks, feature round window, wall mounted electric heater, extractor.

HALLWAY
Exposed and varnished floorboards, stairs off to first floor landing, two useful understairs cupboards, one of which houses the hot air heating boiler.

DINING ROOM
12'9" x 10'2" (3.90 x 3.1)
uPVC double glazed window to the front and hot air heating vent.

KITCHEN
9'10" x 12'5" (3 x 3.79)
With a range of fitted wall and base units, work surfacing with tiled splashbacks, double sink with mixer tap, inset gas hob, electric oven and grill, plumbing for washing machine/dishwasher, uPVC double glazed windows to the rear and side, door to the exterior.

SITTING ROOM
18'6" x 15'9" max (5.64 x 4.81 max)
uPVC double glazed patio doors with flanking windows leading to the rear garden, further uPVC double glazed window to the side, heating vents and an inset fuel effect gas fire.

STUDY
10'5" x 9'4" (3.19 x 2.87)
uPVC double glazed window to the front, heating vent, fitted cupboards, shelves and desks.

FIRST FLOOR LANDING
With feature Velux window, airing cupboard housing the hot water cylinder with slatted shelves above.

BEDROOM ONE
15'2" x 8'11" (4.63 x 2.72)
uPVC double glazed window, hot air heating vent, wash hand basin inset to vanity unit, fitted wardrobe, chest and bedside tables.

SHOWER ROOM
WC, shower cubicle with Mira shower over, fully tiled walls, uPVC double glazed window.

BEDROOM TWO
11'3" x 9'5" (3.44 x 2.88)
uPVC double glazed window, fitted wardrobe and heating vent.

BEDROOM THREE
11'1" x 10'6" plus door recess (3.38 x 3.21 plus door recess)
uPVC double glazed window, hot air heating vent, fitted wardrobe, further fitted cupboard and walk-in eaves storage cupboard.

BEDROOM FOUR
8'3" x 7'9" (2.52 x 2.37)
uPVC double glazed window and heating vent.

BATHROOM
WC and wash hand basin inset to vanity unit, bath with shower handset, part tiled walls, uPVC double glazed window.

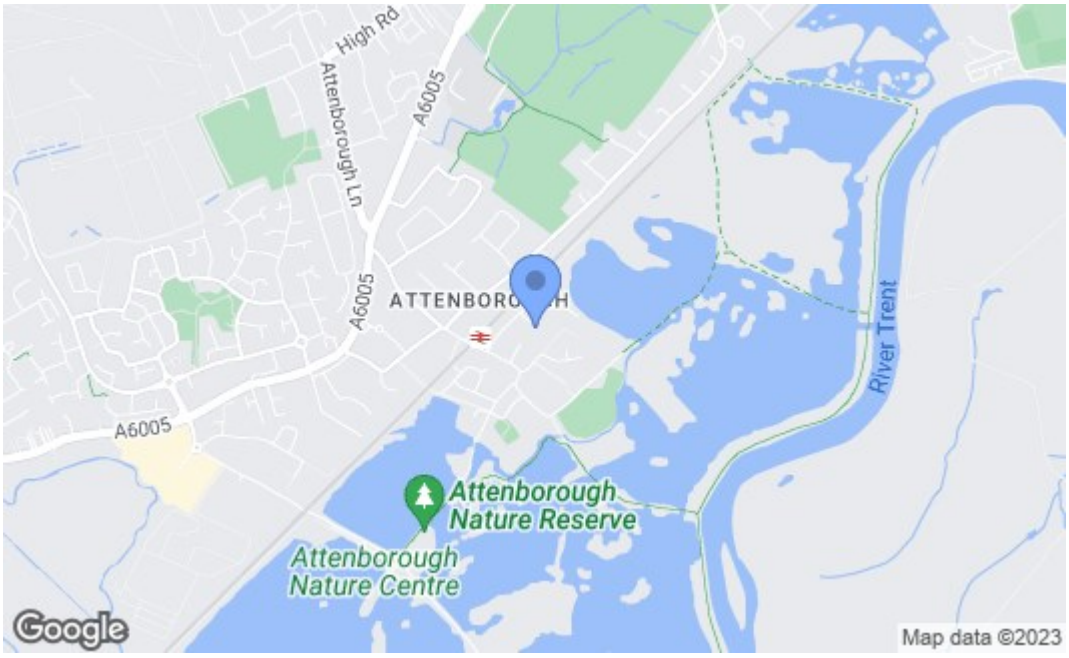
OUTSIDE
To the front, the property has a drive providing ample car standing with the garage beyond and a landscaped front garden with mature shrubs and trees offering a good degree of privacy for the property. Gated access leads to the rear of the property where there is a generous and private garden. The rear garden has various well stocked beds and borders, a lawn, outside tap, decking, further patio area, two timber sheds, summerhouse and mature trees.

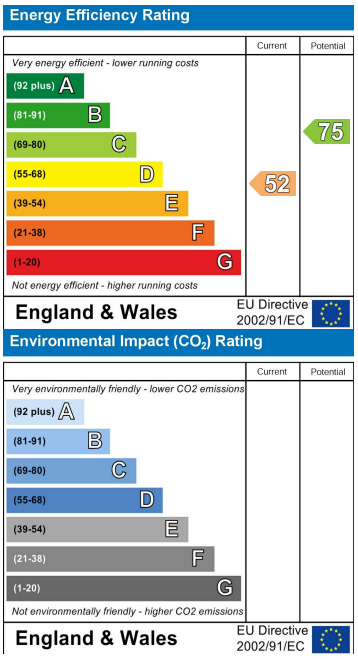
GARAGE
16'10" x 9'6" (5.14 x 2.91)
Remote controlled up and over door to the front, pedestrian door and window to the side, light and power.

GARDEN WC
WC, wall mounted wash hand basin and wood window.

LAUNDRY
8'4" x 5'4" (2.55 x 1.65)
Wall and base units, work surfacing, one and a half bowl sink with mixer tap, tiled flooring, plumbing and space for washing machine and tumble dryer a wood window.

N.B one of the vendors of this property are staff members of Robert Ellis.





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