Robert Ellis

look no further...

Clarence Road,
Attenborough, Nottingham
NG9 5HY

£343,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION THIS TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED HOUSE SITUATED IN THIS SOUGHT AFTER AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch leading through to the entrance hall, front bay fronted dining room, living room, kitchen, utility room and boiler house. The first floor landing then provides access to three bedrooms, shower room and separate WC.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and detached pitched roof garage with power and lighting situated to the foot of the plot.

The property is located in this sought after and established Attenborough location within a quiet residential no-through road cul de sac location. Attenborough Nature Reserve, Chilwell Retail Park, schooling for all ages and great transport links including the A52, M1 and Nottingham electric tram terminus are all within easy reach.

We believe the property would make an ideal family home and we highly recommend an internal viewing.

Entrance Porch
7'10" x 6'5" (2.39 x 1.97)
Panel and double glazed side entrance door, double glazed window to the front, tiled floor, decorative archway, coat pegs, telephone point, alarm control panel, central panel and glazed door with window panes to either side leading through to the entrance hall.

Entrance Hall
12'4" x 6'5" (3.77 x 1.97)
Staircase rising to the first floor with useful understairs storage cupboard, radiator, wall light point, double glazed window to the side. Doors to dining room, living room and kitchen.

Dining Room
12'10" x 11'10" (3.92 x 3.63)
Double glazed bay window to the front, radiator, fixed wall mounted storage cabinets.

Living Room
15'1" x 10'10" (4.60 x 3.32)
Sliding double glazed patio doors to the rear opening out to the rear garden, central fireplace with tiled insert and hearth housing a pebble effect electric fire, radiator. Sliding doors through to the dining room.

Kitchen
11'5" x 7'4" (3.48 x 2.26)
The kitchen comprises a contrasting range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating single sink and draining board with tiled splashbacks. Space for cooker, fridge/freezer and under-counter appliance. Fitted shelving and wall mounted storage cabinet, double glazed window to the side (with fitted blinds). Panel and glazed door to the utility room. Folding concertina-style door to the understairs pantry which has shelving and a window to the side.

Utility Room
5'7" x 4'11" (1.72 x 1.50)
Sliding panel and glazed door access to the driveway, window to the rear (not double glazed) (with fitted roller blind), plumbing for the washing machine, space for further under-counter appliance. Door to boiler house.

Boiler House
Housing the 'Vaillant' gas fired combination boiler (for central heating and hot water purposes), lighting and shelving.

First Floor Landing
Double glazed window to the side. Doors to all bedrooms, shower room and WC.

Bedroom One
14'6" x 10'11" (4.43 x 3.34)
Double glazed window to the rear overlooking the rear garden, radiator, coving, useful fitted full height storage cupboard.

Bedroom Two
13'2" x 12'0" (4.02 x 3.67)
Double glazed bay window to the front, radiator, coving, a range of fitted bedroom furniture include floor to ceiling wardrobes, overhead storage cupboards, matching drawers.

Bedroom Three
6'6" x 6'5" (1.99 x 1.98)
Double glazed window to the front (with fitted roller blind), electrical panel heater, fixed shelving, useful overstairs storage cupboard and loft access point with pulldown loft ladder to a partially boarded and insulated loft space.

Shower Room
7'4" x 5'10" (2.24 x 1.80)
Modern three piece suite comprising full width double size shower cubicle with glass screen and mains ran shower, wash hand basin with mixer tap and storage cabinets beneath, bidet. Tiling to the walls, chrome ladder towel radiator, extractor fan, wall mounted bathroom cabinet, double glazed window to the rear (with fitted roller blind).

Separate WC
Double glazed window to the side, low flush WC.

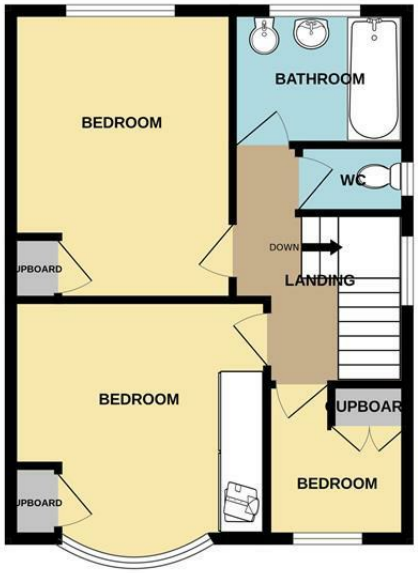
Outside
To the front of the property there is a lowered kerb entry point to a gated block paved driveway providing off-street parking to the front of the property which continues through further double gates leading to more parking to the rear and access to the garage. The front garden is lawned with planted borders and hedgerows to the boundary line with an array of bushes, shrubs, trees and plants.

To The Rear
The rear garden is well established and private being enclosed by timber fencing to the boundary line with a block paved driveway continuing from the front leading to the detached pitched roof garage. The garden consists of a good size patio area (ideal for entertaining), leading onto a shaped lawn with well stocked flower borders housing a variety of bushes, shrubs, trees and plants. To the foot of the plot, there is a timber storage shed with pathway providing access from the driveway. There is an external WC housing a two piece suite comprising WC and wash hand basin. Within the garden, there is an external lighting point and water tap.

Directional Note
Proceed away from Beeston through Chilwell in the direction of Chilwell Retail Park and Toton. Take a left hand turn prior to the turning for Attenborough Nature Reserve onto Clarence Road. Follow the road to the end and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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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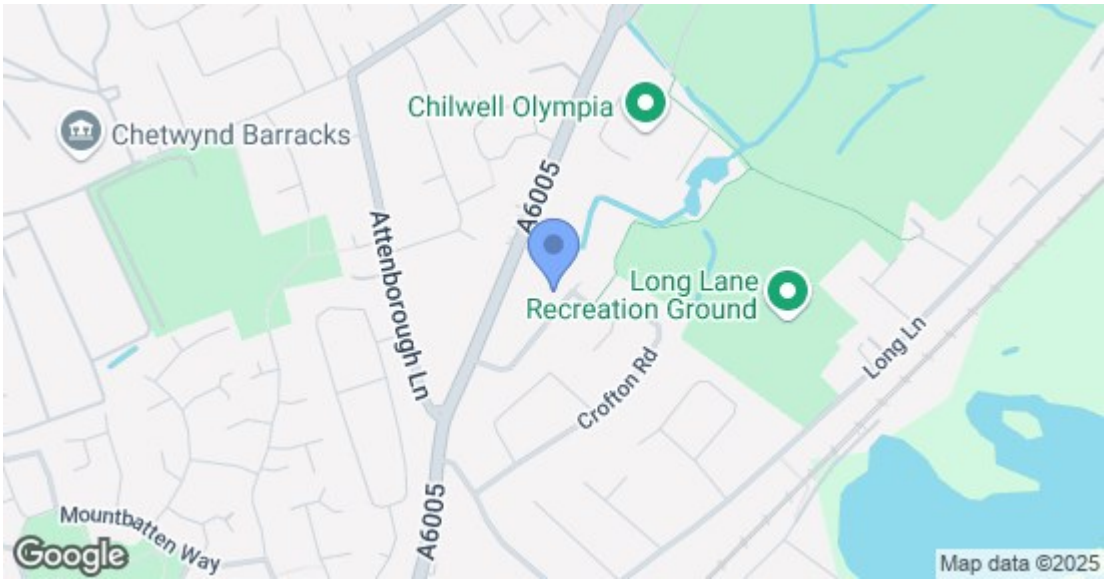

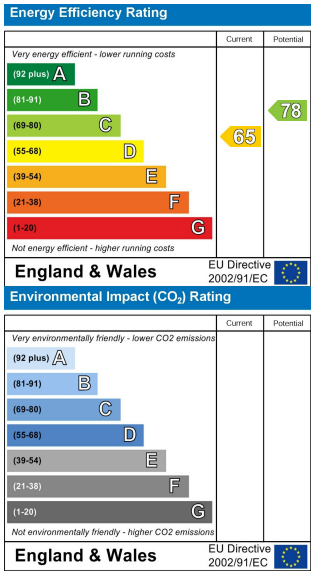

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