Robert Ellis

look no further. . .

Attenborough Lane,
Chilwell, Nottingham
NG9 5HZ

£280,000 Freehold

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A well presented three bedroom semi-detached house.

Situated in a sought after and convenient residential location within easy reach of a variety of local shops and amenities including Attenborough Nature Reserve, schools and transport links, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance hallway, lounge, kitchen/breakfast room, rear hallway with useful storage room, bathroom, conservatory and sun/garden room to the ground floor. Rising to the first floor you will find three good sized bedrooms and a WC.

To the front the property benefits from a concrete driveway, spacious lawned garden with timber fencing and to the rear there is a patio area overlooking the large lawned garden beyond with fenced boundaries.

Offered to the market with the benefit of ready to move in condition, UPVC double glazing and gas central heating throughout, an early internal viewing comes highly recommended.

Entrance Porch
With a UPVC double glazed front door with flanking windows and a door to the entrance hall.

Entrance Hallway
With radiator, stairs to the first floor and doors to the sun room, bathroom, kitchen/breakfast room and lounge.

Lounge
14'11" x 11'11" (4.57m x 3.65m)
With UPVC double glazed bay window to the front and radiator.

Kitchen
11'10" x 10'11" (3.62m x 3.34m)
With a range of modern wall, base and drawer units in white, worksurfaces, space for a gas cooker, one and a half bowl sink with drainer, plumbing for a washing machine, breakfast bar, two radiators, space for a fridge freezer, wall mounted Vaillant boiler, spotlights, UPVC double glazed window to the rear and door to the rear hallway.

Rear Hallway
With a back door and window to the side, matching kitchen cupboard housing the electric meter and door to the useful brick built storage room which has a UPVC double glazed window to the side.

Bathroom
9'2" x 6'10" (2.8m x 2.1m)
Incorporating a four piece suite comprising panelled bath, shower cubicle, wash hand basin inset to vanity unit, WC, UPVC double glazed window to the side, extractor fan, heated towel rail and UPVC double glazed window to the rear.

Conservatory
13'1" x 7'8" (4.0m x 2.34m)
With UPVC double glazed sliding doors to the front and rear and vinyl flooring.

First Floor Landing
With UPVC double glazed window to the side and doors to the WC and three bedrooms.

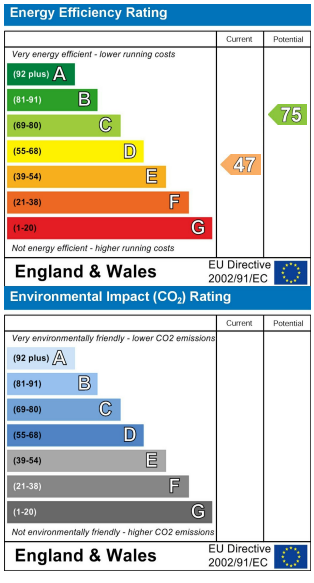
Bedroom One
14'11" x 11'11" (4.55m x 3.64m)
With UPVC double glazed window to the front and radiator.

Bedroom Two
11'11" x 10'11" (3.64m x 3.33m)
With UPVC double glazed window to the rear and radiator.

Bedroom Three
9'0" x 6'11" (2.76m x 2.11m)
With UPVC double glazed window to the rear and radiator.

Bathroom
9'2" x 6'10" (2.8m x 2.1m)
Incorporating a four piece suite comprising panelled bath, shower cubicle, wash hand basin inset to vanity unit, WC, UPVC double glazed window to the side, extractor fan, heated towel rail and UPVC double glazed window to the rear.

Outside
To the front the property benefits from a concrete driveway, spacious lawned garden with fenced and hedged boundaries and to the rear there is a patio area with a lawned garden beyond.



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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