Robert Ellis

look no further...

Quorn Close,
Attenborough, Nottingham
NG9 6BU

£380,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An extended and particularly versatile five bedroom semi-detached house with a golf course view to the rear.

Tucked away in small and popular cul-de-sac, this well presented property benefits from four double bedrooms, and is likely to appeal to a variety of potential purchaser but is considered ideal for a family looking for larger accommodation.

In brief the internal accommodation comprises; entrance hall, sitting room, dining room, kitchen, utility, conservatory and guest cloakroom to the ground floor, rising to the first floor and four double bedrooms, further single bedroom, separate WC, and bathroom.

Outside the property has a drive to the front providing car standing with the garage beyond and mature primarily lawned gardens to both front and rear with stocked beds and borders.

Ideally situated for easy access to Attenborough Train Station and Nature Reserve, local shops, schools and Chilwell Manor Golf Course, this individual property with great potential is well worthy of viewing.

Entrance Hallway
UPVC double glazed entrance door with flanking windows, stairs leading to the first floor landing, useful under stairs storage space and radiator.

Sitting Room
13'4" x 12'11" (4.08m x 3.95m)
UPVC double glazed window to the front, fuel effect gas fire with tiled hearth and Adam-style mantle and radiator.

Dining Room
11'1" x 9'1" (3.40m x 2.79m)
UPVC double glazed window and radiator.

Kitchen
12'1" x 8'2" (3.69m x 2.49m)
Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, Electrolux gas cooker, plumbing for a dishwasher, tiled flooring, radiator, UPVC double glazed window and useful pantry.

Utility Room
12'2" x 7'0" (plus door recess (3.73m x 2.15m (plus door recess)
Plumbing for a washing machine, wall mounted boiler, tiled flooring, radiator, UPVC double glazed door to the exterior, UPVC double glazed window to the side and UPVC double glazed sliding doors leading into the conservatory.

Guest Cloakroom
Fitted with a low level WC, tiled flooring and obscure UPVC double glazed window to the side.

Conservatory
11'10" x 10'9" (3.62m x 3.30)
UPVC and brick construction, tiled flooring, radiator and UPVC double glazed patio doors.

Garage
16'1" x 12'3" (4.92m x 3.75m)
Double timber doors to the front, UPVC double glazed window to the side, lights and power and further recess storage area.

First Floor Landing
Stairs rising from the ground floor, carpet flooring and doors leading into the bathroom, separate WC and bedrooms.

Bedroom One
13'5" x 11'6" (4.09m x 3.52m)
UPVC double glazed window, carpet flooring and radiator.

Bedroom Two
11'6" x 6'8" (3.51m x 2.04m)
UPVC double glazed window, carpet flooring and radiator.

Bedroom Three
13'10" x 12'0" (4.23m x 3.68m)
UPVC double glazed window, carpet flooring and radiator.

Bedroom Four
14'1" x 12'1" (4.30m x 3.70m)
UPVC double glazed window, carpet flooring and radiator.

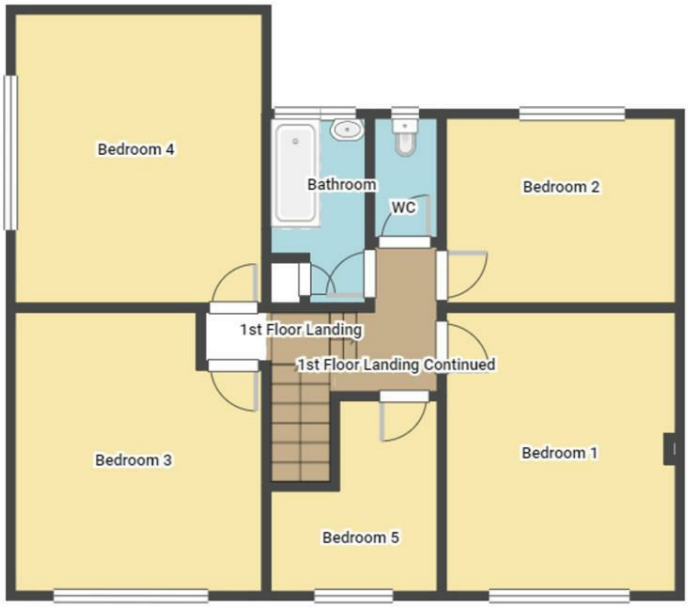
Bedroom Five
9'1" x 7'10" (maximum overall measurements (2.79m x 2.40m (maximum overall measurements)
UPVC double glazed window, carpet flooring and cupboard.

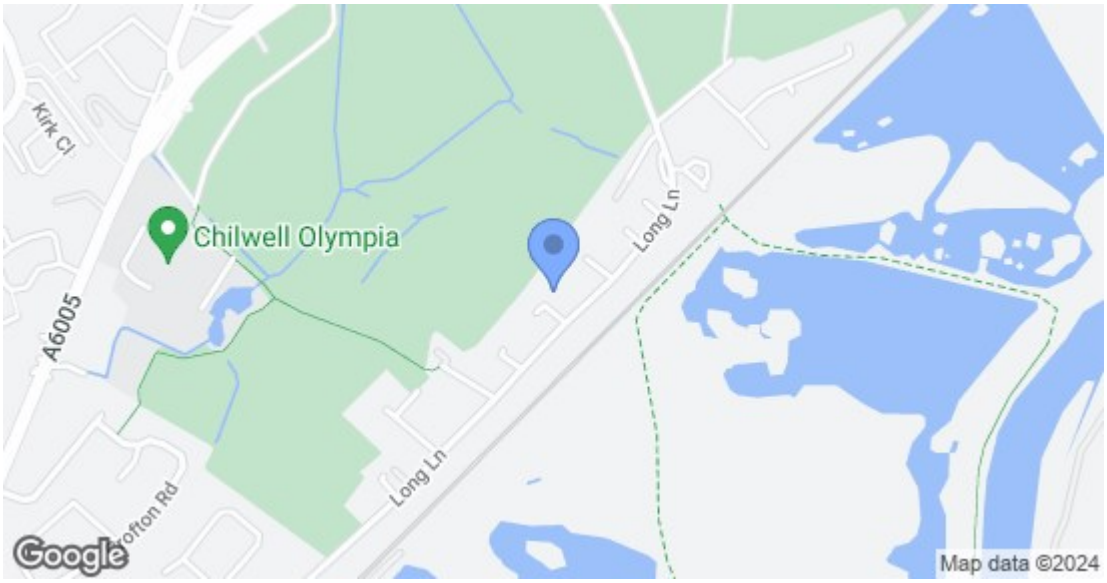
Separate WC
Fitted with a low level WC and obscure UPVC double glazed window.

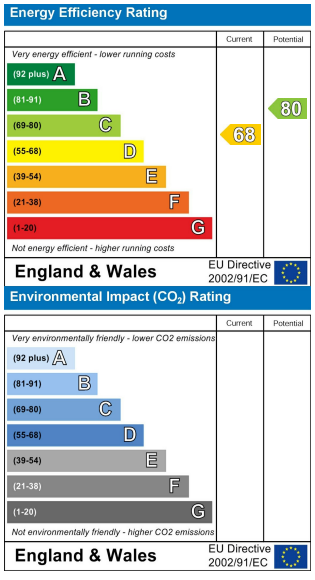
Bathroom
Fitted with panelled bath with central shower over, pedestal wash hand basin, part tiled walls, radiator, obscure UPVC double glazed window, extractor fan and airing cupboard housing the hot water cylinder with shelving above.

Outside
To the front the property has a drive providing car standing with the garage beyond and gated access leading to the rear garden. The property also benefits from a mature well maintained garden with lawn and borders. To the rear the property has an enclosed and generous garden with patios, outside tap, lawn, stocked beds and borders, vegetable patch, shrubs and trees.

Robert Ellis
ESTATE AGENTS







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