



Elm Avenue  
Attenborough, Nottingham NG9 6BH

**£750,000 Freehold**

A Spacious and Immaculately Presented Four  
Double Bedroom Detached House



A spacious and immaculately presented four double bedroom detached house with two double garages.

Situated in this well established and sought after residential location, readily accessible for a variety of local shops and amenities including schools, Chilwell Retail Park, Attenborough Nature Reserve and transport links including Attenborough train station, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief, the internal accommodation comprises: Entrance hallway, lounge, dining room, kitchen/breakfast room, sun room, utility and WC to the ground floor, with a light and airy well proportioned landing, four good sized double bedrooms, a bathroom and a shower room to the first floor.

To the front of the property you will find a generous block paved driveway with ample car standing, a range of mature shrubs and trees, access to the front of both garages and gated side access to the rear where you will find a private and enclosed, well maintained sunny garden which includes a patio with a lawned area beyond, a range of stocked beds and borders, a water feature/pond, a useful brick built storage shed, a range of mature trees and shrubs and a door to the office.

Offered to the market with the benefit of no upward chain, gas central heating and double glazing throughout and a versatile living space, this great property is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hallway

16'0" x 7'7" (4.88 x 2.32)

Front door with flanking windows, radiator, stairs to the first floor, two windows to the sun room, door to the dining room and French doors to the lounge.

### Lounge

26'11" x 13'10" (8.22 x 4.22)

With a gas fire, UPVC double glazed bay window to the front, two radiators, UPVC double glazed window to the rear and a sliding door to the sun room.

### Sun Room

14'10" x 14'6" (4.53 x 4.44)

Carpeted room with UPVC double glazed French doors and windows to the rear, radiator, an electric fan and door to the breakfast room.

### Breakfast Room

14'8" x 13'9" (4.48 x 4.21)

With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and a mixer tap, gas hob, tiled splashbacks, electric oven and grill, integrated dishwasher, island with a breakfast bar, UPVC double glazed window to the rear and door to the utility room.

### Utility Room

7'10" x 6'5" (2.39 x 1.97)

With a range of wall and base units, worksurfaces, plumbing for a washing machine and dishwasher, space for a fridge freezer, vinyl flooring, UPVC double glazed window to the front, window to the rear and door to the rear hallway.

### Rear Hallway

With a double glazed back door, useful cloakroom housing the boiler, doors to the double garage and WC.

### WC

With a low flush WC, pedestal wash hand basin, bidet, UPVC double glazed window to the rear and radiator.

### Dining Room

13'10" x 11'9" (4.24 x 3.6)

With UPVC double glazed bay window to the front, UPVC double glazed window to the side, radiator and door to the kitchen/breakfast room.

### First Floor Landing

With a window with secondary glazing to the front, window to the rear, radiator and doors to the bathroom, shower room and four double bedrooms.

### Bedroom One

13'10" x 13'1" (4.22m x 3.99m)

Carpeted room with fitted wardrobes, UPVC double glazed windows to the rear and side and radiator.

### Bedroom Two

14'0" x 11'9" (4.28 x 3.6)

Carpeted room with fitted wardrobes, UPVC double glazed windows to the rear and side and radiator.

### Bedroom Three

13'10" x 7'10" (4.22 x 2.41)

Carpeted room with UPVC double glazed window to the front and radiator.

### Bedroom Four

13'10" reducing to 10'5" x 7'9" (4.22 reducing to 3.2 x 2.37)

Carpeted room with UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three piece suite comprising roll top bath with hand held shower, pedestal wash hand basin, WC, tiled flooring and walls, heated towel rail, UPVC double glazed window to the side and spotlights.

### Shower Room

Incorporating a three pieces suite comprising shower, pedestal wash hand basin, WC, tiled walls, built in storage cupboard, UPVC double glazed window to the side and radiator.

### Double Garage 1

20'1" x 16'1" (6.13 x 4.92)

With an electric roll up door, power and electricity, useful work bench, two windows to the rear, double sink with drainer and a radiator.

### Double Garage 2/Games Room

17'10" x 17'1" (5.44 x 5.23)

With an electric up and over garage door, power and electricity, radiator and door to the office.

### Office

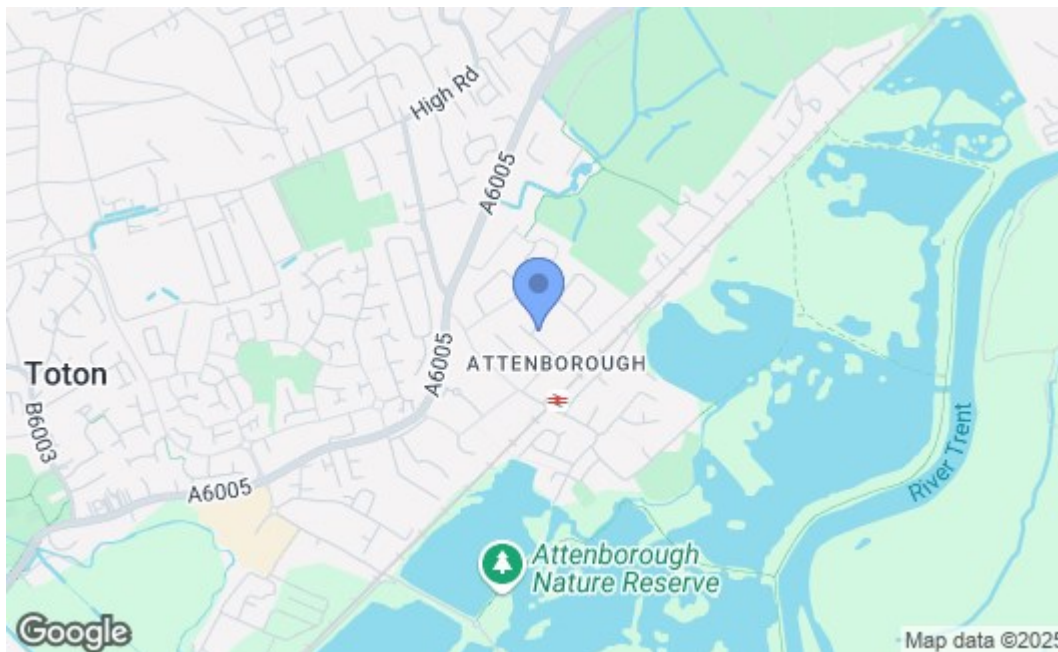
17'11" x 7'10" (5.47 x 2.4)

Carpeted room with radiator, power and electricity, useful base units, window with secondary glazing to the rear and door to the garden.

### Garden

To the front of the property you will find a generous block paved driveway with ample car standing, a range of mature shrubs and trees, access to the front of both garages and gated side access to the rear where you will find a private and enclosed, well maintained sunny garden which includes a patio with a lawned area beyond, a range of stocked beds and borders, a water feature/pond, a useful brick built storage shed, a range of mature trees and shrubs and a door to the office.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.