Robert Ellis

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Crofton Road
Attenborough, Nottingham NG9 5HW

TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE

Offers Over £300,000 Freehold

SITUATED ON A SUBSTANTIAL CORNER PLOT STANDS THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

The property is located on a generous corner plot with planning permission granted for a two storey side extension (Broxtowe council planning application number 21/00983). There is also ample off-street parking, a larger than average detached brick built single garage, carport and gardens to three sides.

Situated in the sought after suburban village of Attenborough which offers a fantastic community feel with the property being within walking distance of the train station and award winning nature reserve. Far from being isolated, this village is conveniently situated close to the vibrant and neighbouring town of Beeston, where there are many facilities and also within easy reach is Chilwell Retail Park, Tesco Extra and schools for all ages.

The property itself comes to the market in ready to move into condition and benefits from double glazing and gas fired central heating served from a combination boiler. The accommodation comprises entrance hall, through lounge/dining room and extended fitted kitchen. The first floor landing then leads to three bedrooms, shower room and separate WC.

It is rare to find a property on such a generous plot in this location and we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
UPVC double glazed front door with flanking windows, laminate flooring, radiator, stairs to the first floor and doors to the kitchen and lounge/diner.

LOUNGE/DINER
26'2" x 11'10" (8 x 3.63)
With laminate flooring, UPVC double glazed bay window to the front, two radiators, electric fire and aluminium double glazed sliding doors to the rear.

KITCHEN
15'1" x 6'9" (4.62 x 2.07)
Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and inset 1½ bowl sink unit with single drainer. Built-in electric oven, electric hob and extractor hood over. Integrated washing machine, fridge and dishwasher with space for upright freezer. Double glazed windows to the side and rear elevations. UPVC double glazed door to side elevation.

FIRST FLOOR LANDING
Doors to bedrooms, shower room, separate WC, loft hatch and UPVC double glazed window to the side.

BEDROOM 1
12'3" x 11'9" reducing to 9'10" to wardrobes (3.75 x 3.6 reducing to 3.01 to wardrobes)
A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

BEDROOM 2
11'3" x 11'10" (reducing to 9'5" to wardrobes) (3.44 x 3.62 (reducing to 2.88 to wardrobes))
A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front and radiator.

BEDROOM 3
6'11" x 6'5" (2.11 x 1.97)
Carpeted bedroom with UPVC double glazed window to the front and radiator.

BATHROOM
Panelled bath with shower over, wash hand basin inset to vanity unit, tiled flooring and walls, heated towel rail, extractor fan, spotlights, UPVC double glazed window to the rear and a built in cupboard housing the Glow Worm combination boiler.

SEPARATE W.C.
Housing low flush WC, tiled flooring and walls, heated towel rail and double glazed window.

OUTSIDE
The property is situated on a generous corner plot including garden to the front with a section laid to lawn. There is a further front and side garden with attractively shaped lawn, shrub beds and borders. A driveway provides ample off-street parking and leads to a carport and detached brick built garage. There is a UPVC door leading to the rear garden. The rear garden is enclosed with paved patio area, section laid to lawn, shrub beds and a garden shed is situated in the area behind the garage.

GARAGE
21'10" x 9'4" (6.66 x 2.85)
With electric, remote control roller door. Light and power, double glazed window and UPVC courtesy door at the side.

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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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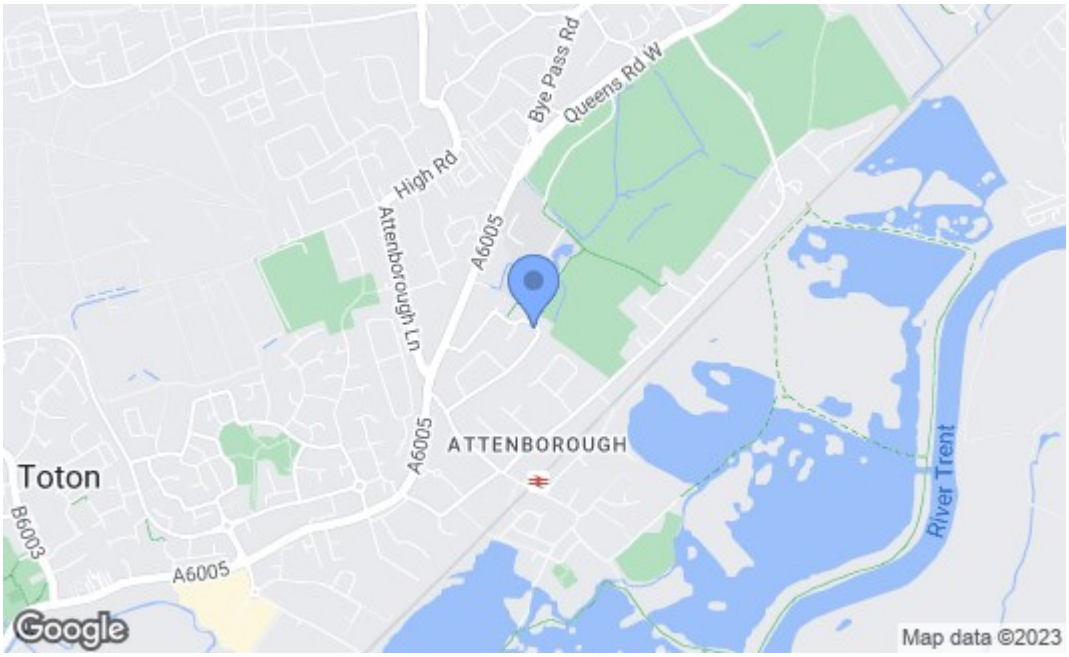

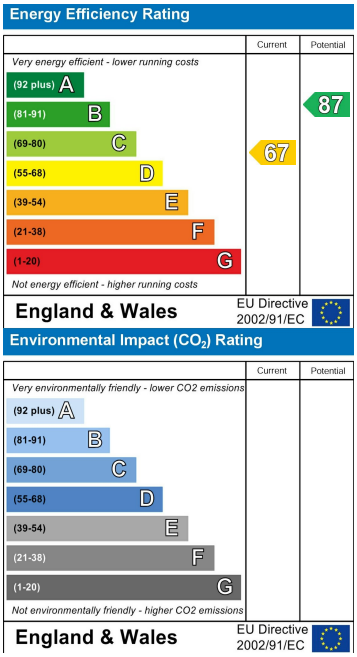

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888