Robert Ellis

look no further...

Riverdale Road,
Attenborough, Nottingham
NG9 5HU

£305,000 Freehold

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A beautifully presented three bedroom semi-detached house.

Having been comprehensively renovated and extended by the current vendors this great property with an open plan kitchen diner and feature Velux windows invites a most appealing living space and ready to move in accommodation throughout.

In brief the internal accommodation comprises; entrance hall, WC, open plan kitchen diner, sitting room and utility to the ground floor, rising to the first floor are two double bedrooms a further single bedroom and bathroom.

Outside the property has a low maintenance gravelled frontage and drive to the side and to the rear there is a landscaped garden with decking, lawn and stocked borders.

Occupying an established and sought-after residential location, well placed for easy access to Attenborough Train Station and Nature Reserve, local shops and schools, this excellent property is well worthy of viewing.

Entrance Hall
Composite double glazed entrance door, UPVC double glazed window, radiator with decorative cover, under stairs storage, stairs leading to the first floor.

Downstairs WC
Fitted with a low level WC, wall mounted wash hand basin, radiator and UPVC double glazed window.

Dining Room
11'5" x 11'8" (3.50m x 3.57m)
Wood effect laminate flooring throughout and contemporary wall mounted radiator.

Kitchen
17'0", x 6'6" (5.19, x 2m)
A range of fitted wall and base units, work surfacing with tiled splashback, inset gas hob with extractor above, and inset electric oven and grill below, integrated fridge and freezer, drinks fridge, one and half bowl sink and drainer unit with mixer tap, three feature Velux windows, UPVC double glazed window and door to the exterior and underfloor heating.

Utility
5'7" x 5'11" (1.71m x 1.81m)
Fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer unit with mixer tap, space and plumbing for washing machine, UPVC double glazed door to the exterior.

Sitting Room
11'6" x 12'8" (3.51m x 3.88m)
UPVC double glazed bay window to the front, radiator and feature rustic wood clad chimney breast with display recess.

First Floor Landing
Stairs rising from the ground floor, UPVC double glazed window and loft hatch.

Bedroom One
11'6" x 11'6" (3.51m x 3.51m)
UPVC double glazed window and radiator.

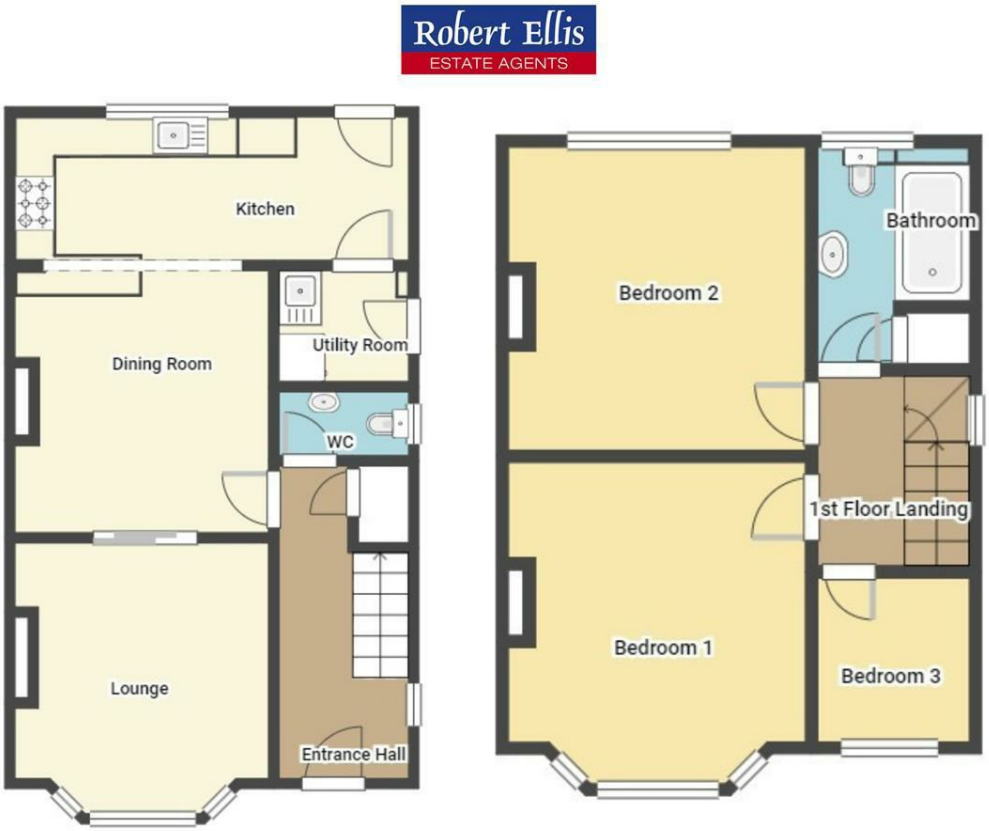
Bedroom Two
12'9" x 11'5" (3.90m x 3.50m)
UPVC double glazed bay window and radiator.

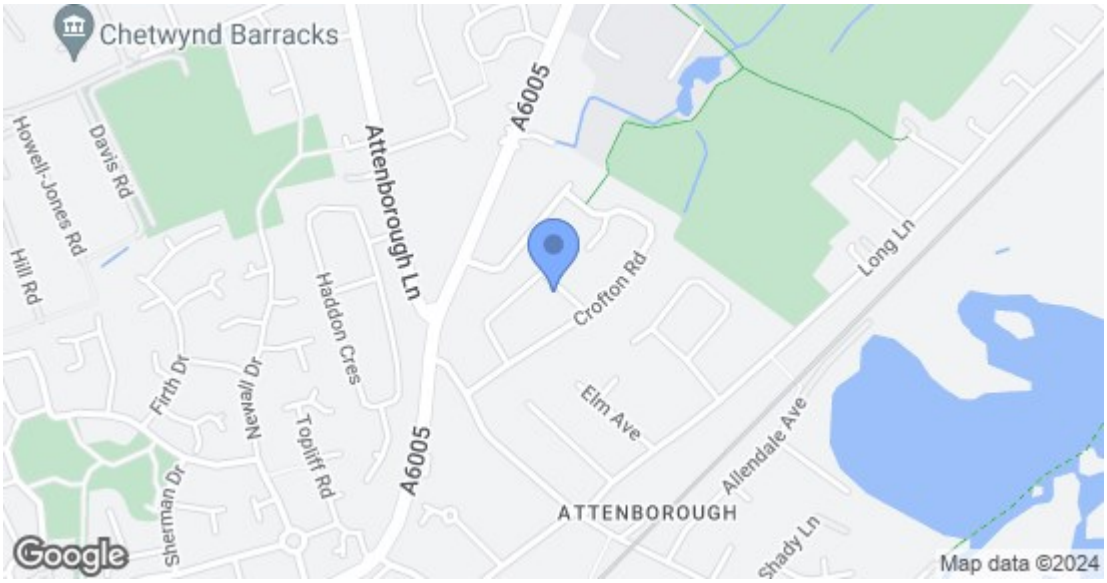
Bedroom Three
6'2" x 5'9" (1.90m x 1.77m)
UPVC double glazed window and radiator.

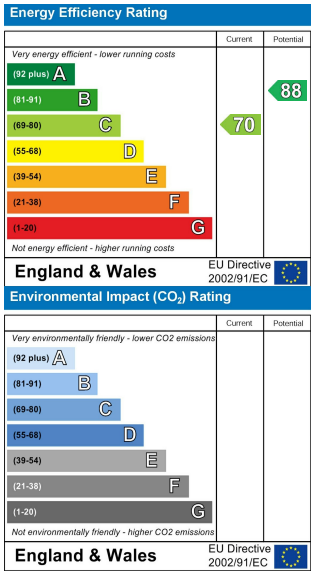
Bathroom
8'3" x 5'8" (2.54m x 1.73m)
Fittings in white comprising; low level WC, pedestal wash hand basin P-shaped panelled bath with mains control shower over and glass splash screen, part tiled walls, UPVC double glazed window, wall mounted heated towel rail and freestanding cupboard housing the boiler

Outside
To the front the property has a low maintenance gravelled area and a drive providing car standing along the side of the property with an outside tap and electric charger point and gated access to the rear. To the rear the property has a well manicured landscaped garden with decking, lawn, well stocked beds and borders with mature shrubs and trees and a timber shed.

Council Tax Band
Broxtowe Borough Council Band C







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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