

Attenborough Lane,  
Chilwell, Nottingham  
NG9 5JP

**£350,000 Freehold**



Offering a stylish and generous interior with three good sized bedrooms and open plan living spaces, this contemporary home is considered ideal for the needs of a family though will appeal to a variety of potential purchasers.

In brief the well-proportioned and presented interior comprises: entrance porch, open plan living diner, bathroom, kitchen and conservatory to the ground floor, rising to the first floor are three good sized bedrooms and a WC.

Outside the property has a drive to the front providing ample car standing and established shrub borders, and to the rear has a landscaped and particularly impressive enclosed rear garden with an excellent home office/garden room.

Occupying an established and convenient residential location, well placed for the NET tram, local parks, the award winning Attenborough Nature Reserve, schools, shops, and a wide range of other useful facilities.



#### Entrance Porch

UPVC double glazed entrance door, tiled flooring, and inset ceiling spotlights.

#### Lounge Diner

23'11" x 19'0" maximum overall measurements (7.30m x 5.81m maximum overall measurements)

Two UPVC double glazed windows, double glazed patio door to the side, two radiators, and feature oak staircase to the first floor landing.

#### Bathroom

13'10" x 8'6" (4.24m x 2.60m )

With modern fitments in white comprising low level WC, pedestal wash hand basin, free standing bath with shower handset, double shower cubicle with 'Bristan' shower, fully tiled walls, tiled flooring, inset ceiling spotlights, wall mounted heated towel rail, radiator and two UPVC double glazed windows.

#### Kitchen

11'10" x 11'0" (3.63m x 3.36m )

With an extensive range of fitted wall and base units, work surfacing with splashback, one and half bowl sink with mixer tap, a Hotpoint gas cooker, plumbing for dishwasher and washing machine, tiled flooring, radiator, UPVC double glazed window and door through to the conservatory.

#### Conservatory

14'7" x 12'2" (4.45m x 3.71m )

UPVC double glazed patio doors and windows, and radiator.

#### First Floor Landing

With loft hatch.

#### Bedroom One

14'10" x 11'10" (4.54m x 3.63m )

UPVC double glazed window, radiator and fitted cupboard.

#### Bedroom Two

11'10" x 11'0" (3.63m x 3.36m )

UPVC double glazed window and radiator.

#### Bedroom Three

16'5" x 6'2" (5.02m x 1.89m )

UPVC double glazed window, radiator and walk-in wardrobe with hanging rail and fitted shelving.

#### WC

7'0" x 4'8" (2.14m x 1.43m)

Fitted with a low level WC, wash hand basin inset to vanity unit with tiled splashback and mirror, and UPVC double glazed window.

#### Outside

To the front the property has a drive providing car standing with a further area of slate chippings which can be utilised as car parking, and an established shrub border. Gated access leads to the side and rear of the property where there is a beautiful landscaped garden with decking, raised borders with fitted seating, a pergola, lawn, various well stocked beds and borders with mature shrubs and trees, a summer house and a recently constructed home office/garden room.

#### Office/Garden Room

13'8" x 10'7" (4.17m x 3.23m )

Two UPVC double glazed windows, UPVC double glazed patio door, light and power, decking to the exterior with power point and lighting.

#### Agents Note:

Potential purchasers should note that a small part of the garden is currently rented from the local authority at a cost of £100 per annum, on a licence. Further details available from the agent.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

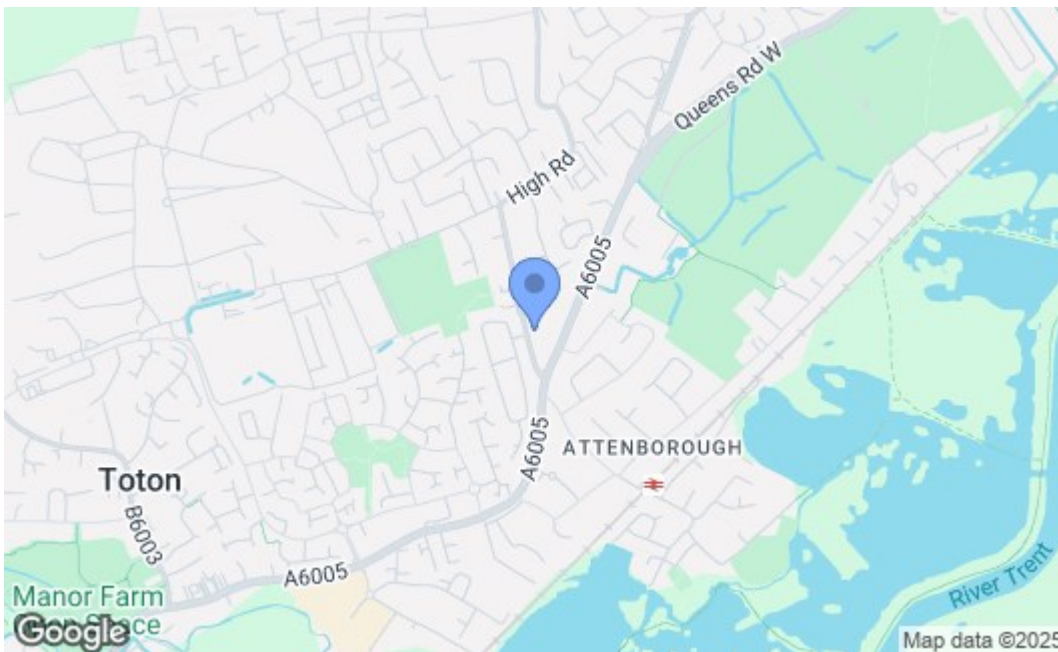
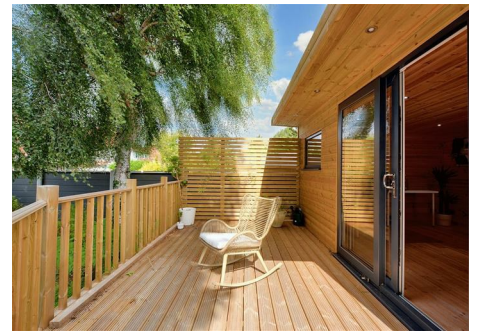
Accessibility/Adaptions: None

Has the Property Flooded?: No

#### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	

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