Robert Ellis

look no further...

Derwent Close,
Attenborough, Nottingham
NG9 6BX

£315,000 Freehold

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A lovely two bedroom detached bungalow with the benefit of no upward chain.

Positioned within a quiet cul de sac in Attenborough, you have a large variety of amenities close by including shops, public houses, healthcare facilities, transport links and the award wining Attenborough Nature Reserve.

This delightful property would be considered an ideal opportunity for a large variety of buyers including anyone looking to downsize locally or anyone looking to relocate to this desirable location.

In brief the internal accommodation comprises; An entrance hall, Lounge Diner, Kitchen, Two Double Bedrooms and Bathroom.

Outside the property has a lawned garden with driveway for ample off street parking and gated access leads to the private and enclosed rear garden.

Offered to the market with the advantage of UPVC double glazing and gas central heating throughout, this fantastic property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed entrance hall, carpet flooring and useful storage cupboard.

Lounge Diner
18'7" x 10'9" (5.67m x 3.30m)
UPVC double glazed window to the front, carpet flooring, electric fireplace and radiator.

Kitchen
9'6" x 8'5" (2.90m x 2.58m)
A range of wall and base units with work surfacing over with splashback, sink with mixer tap. Space and fittings for freestanding appliances to include electric oven, fridge freezer and washing machine. UPVC double glazed window and door to the side passage.

Inner Hallway
Carpeted with access to the loft hatch.

Bedroom One
13'0" x 10'9" (3.96m x 3.28m)
A carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Two
9'6" x 9'6" (2.91m x 2.90m)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above, fully tiled walls, radiator, storage cupboard housing the boiler and UPVC double glazed window to the side aspect

Outside
To the front is a lawned garden with a paved driveway for ample off street parking, leading to the rear garden. This is primarily lawned, with well established shrubs and flowed beds, a paved seating area and a shed.

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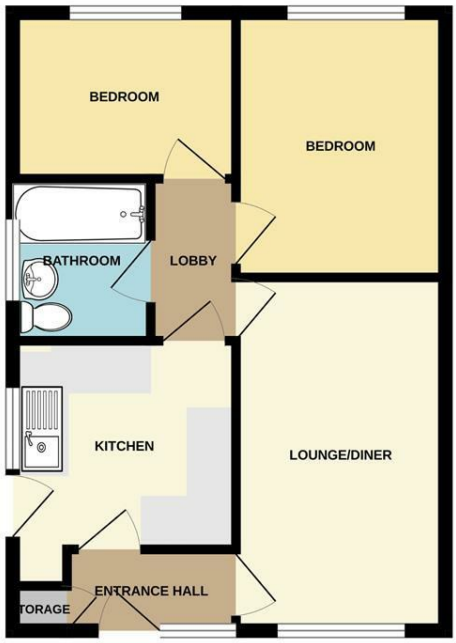
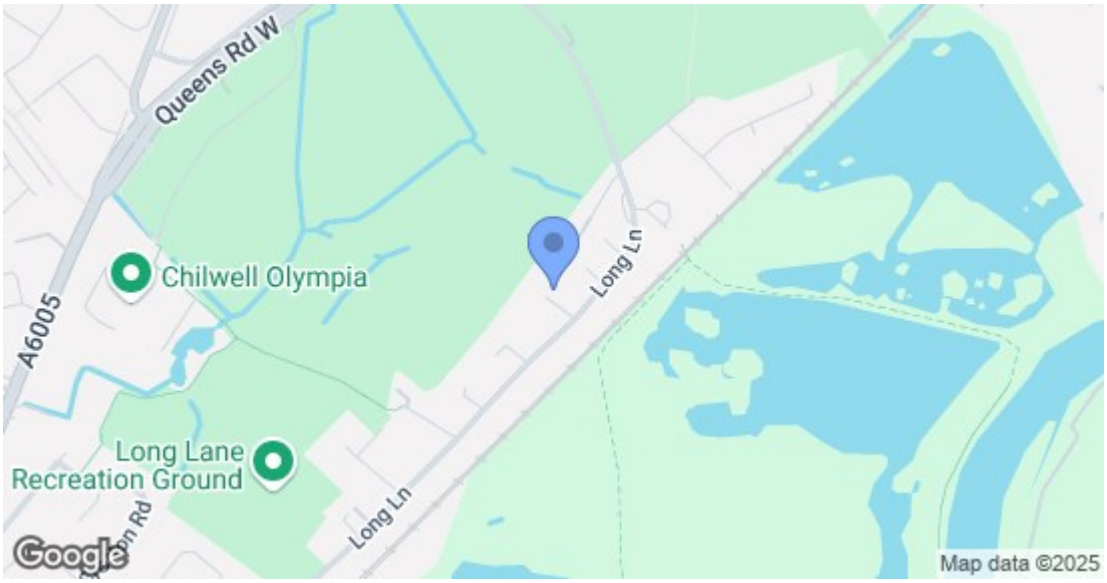
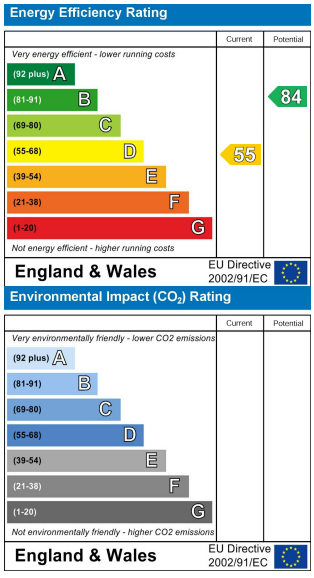
ESTATE AGENTS

GROUND FLOOR







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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