



**Milton Crescent  
Attenborough, Nottingham NG9 6BE**

An attractive and individual two bedroom detached bungalow.

**Offers In The Region Of £365,000 Freehold**



An attractive and individual two bedroom detached bungalow.

Tucked away in a sought after position within Attenborough with open green aspects to the rear, this excellent property which displays great potential is offered to the market with the benefit of chain free vacant possession.

In brief, the internal accommodation comprises: Entrance porch, entrance hall, lounge/diner, breakfast/kitchen, two bedrooms and a bathroom.

Outside the property has a driveway to the front providing ample car standing with a detached garage beyond and has well manicured primarily lawned gardens to both front and rear with stocked beds and borders.

A short walk from Attenborough train station and Nature Reserve as well as being conveniently situated for local shops and other facilities, this extended bungalow is well worthy of viewing.



### Entrance Porch

A UPVC double glazed entrance door leads to porch with UPVC double glazed window and tiled flooring.

### Entrance Hallway

A UPVC double glazed door with flanking window leads to hallway with radiator, airing cupboard housing the Viessmann boiler with radiator below and further fitted cupboards housing the gas and electric smart meters.

### Breakfast/Kitchen

17'9" x 8'11" (5.42 x 2.72)

With fitted wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap, Hotpoint gas cooker, further appliance space, radiator, UPVC double glazed window and door to the exterior.

### Lounge/Diner

24'9" x 10'10" (7.56 x 3.32)

With UPVC double glazed window to the front, two wooden windows to the side, UPVC double glazed patio door leading to the rear garden, radiator, stone style fire surround with timber mantle and fuel effect electric fire.

### Bedroom One

12'0" x 11'10" (3.66 x 3.63)

With UPVC double glazed window and radiator.

### Bedroom Two

11'0" x 10'0" (3.37 x 3.05)

With UPVC double glazed window and radiator.

### Shower Room

With WC, pedestal wash hand basin, shower cubicle with shower over, part tiled walls, UPVC double glazed window and radiator.

### Outside

To the front the property has a driveway providing ample car standing with a detached garage beyond and a primarily lawned garden with stocked beds and borders and gated access to the rear. To the rear the property has a patio with outside tap, a lawned garden, well stocked beds and borders and a shed.

### Garage

16'7" x 8'1" (5.07 x 2.47)

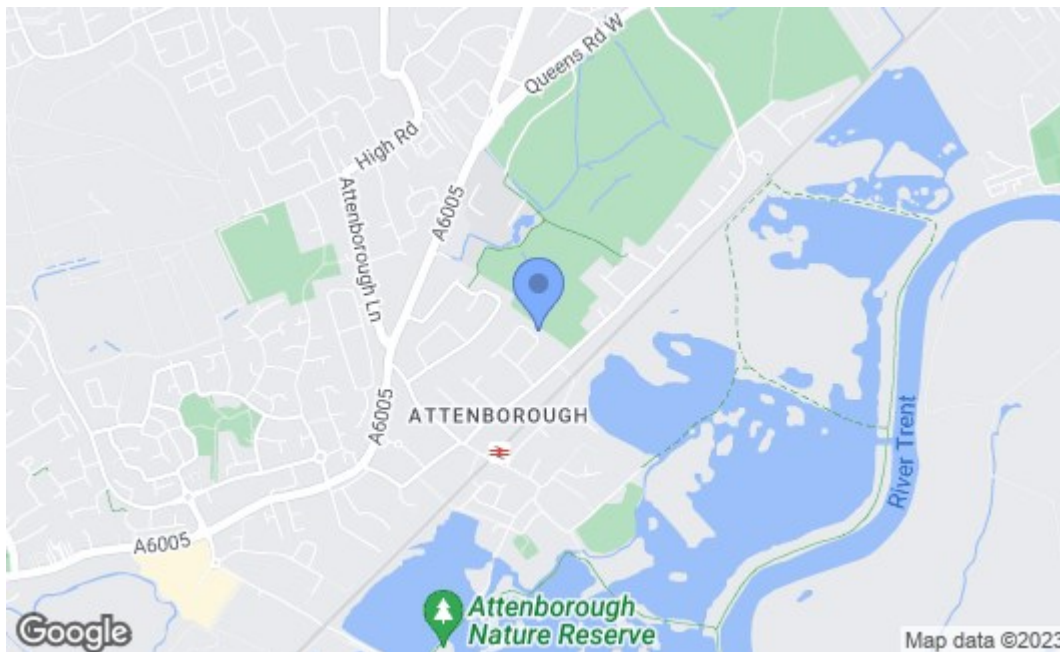
With an up and over door to the front, UPVC double glazed window and door to the side, light and power.



GROUND FLOOR



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.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.