



Crofton Close,  
Attenborough, Nottingham  
NG9 5HX

**£290,000 Freehold**



An extended three bedroom semi detached house with the benefit of a garage and off-road parking.

Situated in a sought after and well established residential location, readily accessible for a range of local shops and amenities including schools, transport links, Beeston town centre, Attenborough Nature Reserve and Chilwell Retail Park. This fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the accommodation comprises entrance hall, dining room, lounge and kitchen to the ground floor. With two good size double bedrooms, further single bedroom and family bathroom to the first floor.

The property is located on a corner plot with a primarily lawned garden to the front with mature plants and shrubs, stocked beds and borders with a patio and greenhouse to the side. Gated side access leads to the rear where you will find a patio overlooking the lawn beyond, mature plants and shrubs, stocked beds and borders, fence boundaries and a gate at the end which leads to the garage and off-road parking.

Offered to the market with the benefit of ready to move in condition, uPVC double glazing, gas central heating throughout and CHAIN FREE vacant possession. There is a massive potential to upgrade and re-configure. Early internal viewing comes highly recommended.



### Entrance Hall

With uPVC double glazed front door with flanking windows, stairs to the first floor, useful understairs storage cupboard with uPVC double glazed window to the side, radiator and doors to the kitchen, lounge and dining room.

### Dining Room

11'11" x 11'1" (3.64 x 3.39)

With uPVC double glazed bay window to the front, radiator and electric fire.

### Lounge

20'5" x 11'11" (6.23 x 3.64)

With a gas fire with stone surround and marble hearth, radiator and uPVC double glazed sliding patio doors to the rear.

### Kitchen

16'11" x 6'11" (5.17 x 2.11)

With a range of wall, base and drawer units, work surfaces, one and half bowl sink with drainer and mixer tap, integrated Neff electric oven, integrated electric hob with air filter over, tiled flooring and splashbacks, space for a fridge/freezer, plumbing for washing machine, space for a tumble dryer, uPVC double glazed windows to the rear and side, uPVC double glazed door to the side.

### First Floor Landing

With uPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

### Bedroom 1

12'5" x 11'11" (3.79 x 3.65)

A carpeted bedroom with fitted wardrobes, uPVC double glazed window to the rear, radiator.

### Bedroom 2

11'11" x 11'1" (3.65 x 3.38)

Carpeted double bedroom with uPVC double glazed bay window to the front, radiator.

### Bedroom 3

7'0" x 6'8" (2.14 x 2.04)

A carpeted bedroom with uPVC double glazed window to the front, radiator.

### Bathroom

8'11" x 6'10" (2.72 x 2.10)

Incorporating a four piece suite comprising a panelled bath, separate shower, wash hand basin inset to vanity unit, WC, tiled walls, radiator and a uPVC double glazed window to the rear and side.

### Garage

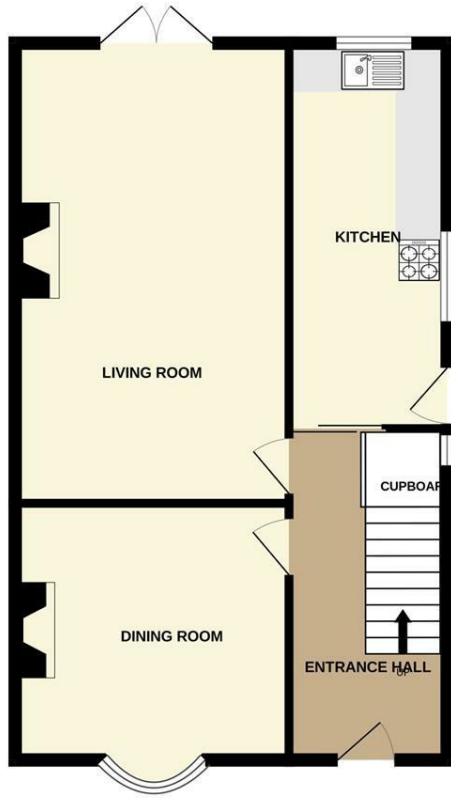
With parking to the side, up and over garage door to the front.

### Outside

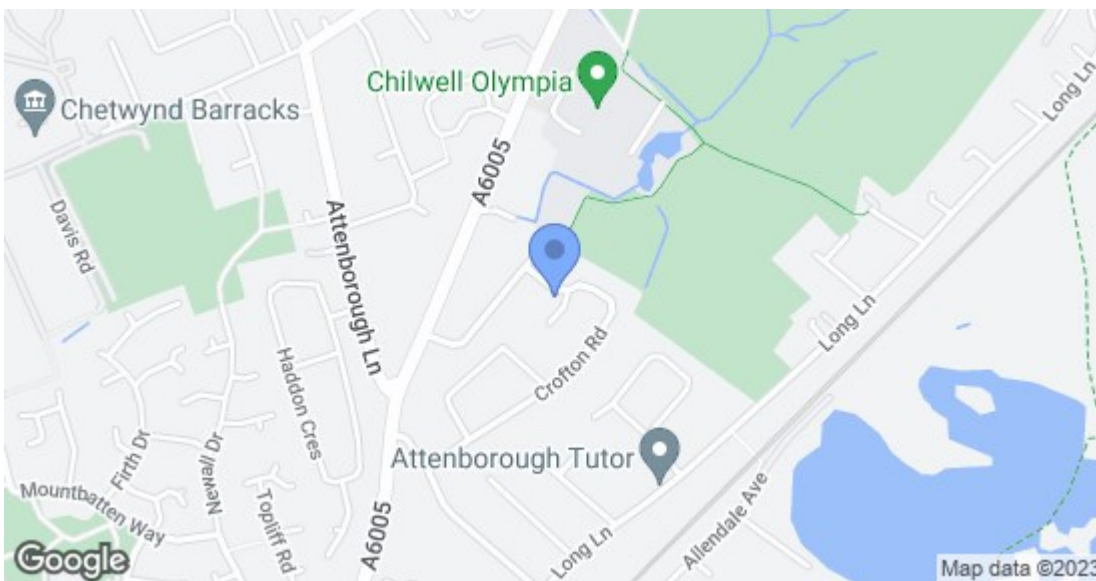
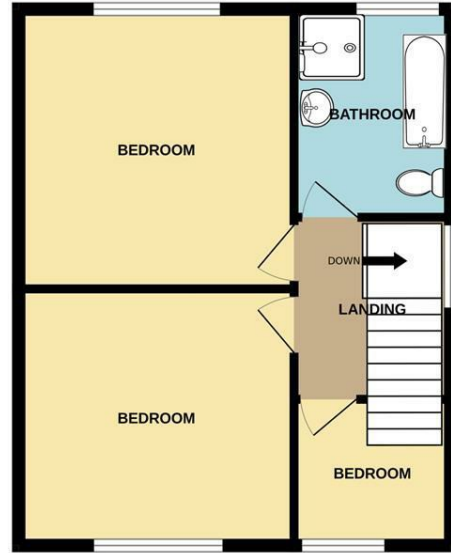
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.