



Gordon Close  
Attenborough Nottingham NG9 6AP

**Asking Price £525,000 Freehold**

AN INDIVIDUALLY DESIGNED AND  
CONSTRUCTED 1960'S FOUR BEDROOM  
DETACHED HOUSE BUILT BY WESTERMAN  
HOMES.



Tucked away at the head of a small cul de sac sits this individually designed, Westerman Homes built spacious four bedroom detached house offering fabulous potential for an incoming purchaser to make into a long term family home.

Situated in the much sought after village of Attenborough, famous for the award winning Nature Reserve. This quintessential English Village has a picturesque church, cricket, tennis and bowls club and a great community feel. Far from being isolated the village has it's own train station with good links to London, Beeston, Nottingham & Derby along with a regular bus service and the vibrant town centre of Beeston is within easy reach.

In brief, the generous interior comprises entrance porch, WC, entrance hall, dining room, kitchen, study and sitting room to the ground floor. Rising to the first floor is a landing with feature Velux window, main bedroom with en-suite, three further good sized bedroom and family bathroom.

Outside, the property occupies a generous and mature plot with a drive providing ample car standing with garage beyond, and an established front garden with mature shrubs. To the rear, the property has a particularly private mature landscaped garden.

We strongly recommend an early internal viewing to fully appreciate the accommodation and potential on offer.



## ENTRANCE

A wooden panel entrance door leads to porch.

## WC

WC, wall mounted wash hand basin with tiled splashbacks, feature round window, wall mounted electric heater, extractor.

## HALLWAY

Exposed and varnished floorboards, stairs off to first floor landing, two useful understairs cupboards, one of which houses the hot air heating boiler.

## DINING ROOM

12'9" x 10'2" (3.90 x 3.1)  
uPVC double glazed window to the front and hot air heating vent.

## KITCHEN

9'10" x 12'5" (3 x 3.79)  
With a range of fitted wall and base units, work surfacing with tiled splashbacks, double sink with mixer tap, inset gas hob, electric oven and grill, plumbing for washing machine/dishwasher, uPVC double glazed windows to the rear and side, door to the exterior.

## SITTING ROOM

18'6" x 15'9" max (5.64 x 4.81 max)  
uPVC double glazed patio doors with flanking windows leading to the rear garden, further uPVC double glazed window to the side, heating vents and an inset fuel effect gas fire.

## STUDY

10'5" x 9'4" (3.19 x 2.87)  
uPVC double glazed window to the front, heating vent, fitted cupboards, shelves and desks.

## FIRST FLOOR LANDING

With feature Velux window, airing cupboard housing the hot water cylinder with slatted shelves above.

## BEDROOM ONE

15'2" x 8'11" (4.63 x 2.72)  
uPVC double glazed window, hot air heating vent, wash hand basin inset to vanity unit, fitted wardrobe, chest and bedside tables.

## SHOWER ROOM

WC, shower cubicle with Mira shower over, fully tiled walls, uPVC double glazed window.

## BEDROOM TWO

11'3" x 9'5" (3.44 x 2.88)  
uPVC double glazed window, fitted wardrobe and heating vent.

## BEDROOM THREE

11'1" x 10'6" plus door recess (3.38 x 3.21 plus door recess)  
uPVC double glazed window, hot air heating vent, fitted wardrobe, further fitted cupboard and walk-in eaves storage cupboard.

## BEDROOM FOUR

8'3" x 7'9" (2.52 x 2.37)  
uPVC double glazed window and heating vent.

## BATHROOM

WC and wash hand basin inset to vanity unit, bath with shower handset, part tiled walls, uPVC double glazed window.

## OUTSIDE

To the front, the property has a drive providing ample car standing with the garage beyond and a landscaped front garden with mature shrubs and trees offering a good degree of privacy for the property. Gated access leads to the rear of the property where there is a generous and private garden. The rear garden has various well stocked beds and borders, a lawn, outside tap, decking, further patio area, two timber sheds, summerhouse and mature trees.

## GARAGE

16'10" x 9'6" (5.14 x 2.91)  
Remote controlled up and over door to the front, pedestrian door and window to the side, light and power.

## GARDEN WC

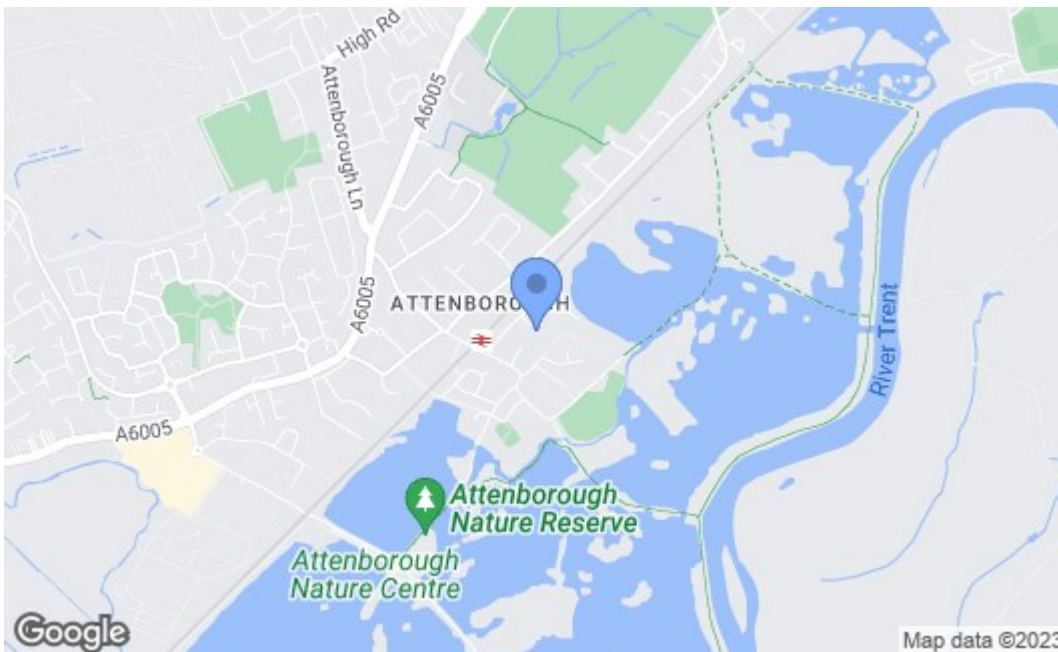
WC, wall mounted wash hand basin and wood window.

## LAUNDRY

8'4" x 5'4" (2.55 x 1.65)  
Wall and base units, work surfacing, one and a half bowl sink with mixer tap, tiled flooring, plumbing and space for washing machine and tumble dryer a wood window.

N.B one of the vendors of this property are staff members of Robert Ellis.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.