

Quorn Close,  
Attenborough, Nottingham  
NG9 6BU

**£365,000 Freehold**



An extended and particularly versatile five bedroom semi-detached house with a golf course view to the rear.

Tucked away in small and popular cul-de-sac, this well presented property benefits from four double bedrooms, and is likely to appeal to a variety of potential purchaser but is considered ideal for a family looking for larger accommodation.

In brief the internal accommodation comprises; entrance hall, sitting room, dining room, kitchen, utility, conservatory and guest cloakroom to the ground floor, rising to the first floor and four double bedrooms, further single bedroom, separate WC, and bathroom.

Outside the property has a drive to the front providing car standing with the garage beyond and mature primarily lawned gardens to both front and rear with stocked beds and borders.

Ideally situated for easy access to Attenborough Train Station and Nature Reserve, local shops, schools and Chilwell Manor Golf Course, this individual property with great potential is well worthy of viewing.



### Entrance Hallway

UPVC double glazed entrance door with flanking windows, stairs leading to the first floor landing, useful under stairs storage space and radiator.

### Sitting Room

13'4" x 12'11" (4.08m x 3.95m )

UPVC double glazed window to the front, fuel effect gas fire with tiled hearth and Adam-style mantle and radiator.

### Dining Room

11'1" x 9'1" (3.40m x 2.79m )

UPVC double glazed window and radiator.

### Kitchen

12'1" x 8'2" (3.69m x 2.49m )

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, Electrolux gas cooker, plumbing for a dishwasher, tiled flooring, radiator, UPVC double glazed window and useful pantry.

### Utility Room

12'2" x 7'0" (plus door recess (3.73m x 2.15m (plus door recess)

Plumbing for a washing machine, wall mounted boiler, tiled flooring, radiator, UPVC double glazed door to the exterior, UPVC double glazed window to the side and UPVC double glazed sliding doors leading into the conservatory.

### Guest Cloakroom

Fitted with a low level WC, tiled flooring and obscure UPVC double glazed window to the side.

### Conservatory

11'10" x 10'9" (3.62m x 3.30)

UPVC and brick construction, tiled flooring, radiator and UPVC double glazed patio doors.

### Garage

16'1" x 12'3" (4.92m x 3.75m )

Double timber doors to the front, UPVC double glazed window to the side, lights and power and further recess storage area.

### First Floor Landing

Stairs rising from the ground floor, carpet flooring and doors leading into the bathroom, separate WC and bedrooms.

### Bedroom One

13'5" x 11'6" (4.09m x 3.52m )

UPVC double glazed window, carpet flooring and radiator.

### Bedroom Two

11'6" x 6'8" (3.51m x 2.04m )

UPVC double glazed window, carpet flooring and radiator.

### Bedroom Three

13'10" x 12'0" (4.23m x 3.68m )

UPVC double glazed window, carpet flooring and radiator.

### Bedroom Four

14'1" x 12'1" (4.30m x 3.70m )

UPVC double glazed window, carpet flooring and radiator.

### Bedroom Five

9'1" x 7'10" (maximum overall measurements (2.79m x 2.40m (maximum overall measurements)

UPVC double glazed window, carpet flooring and cupboard.

### Separate WC

Fitted with a low level WC and obscure UPVC double glazed window.

### Bathroom

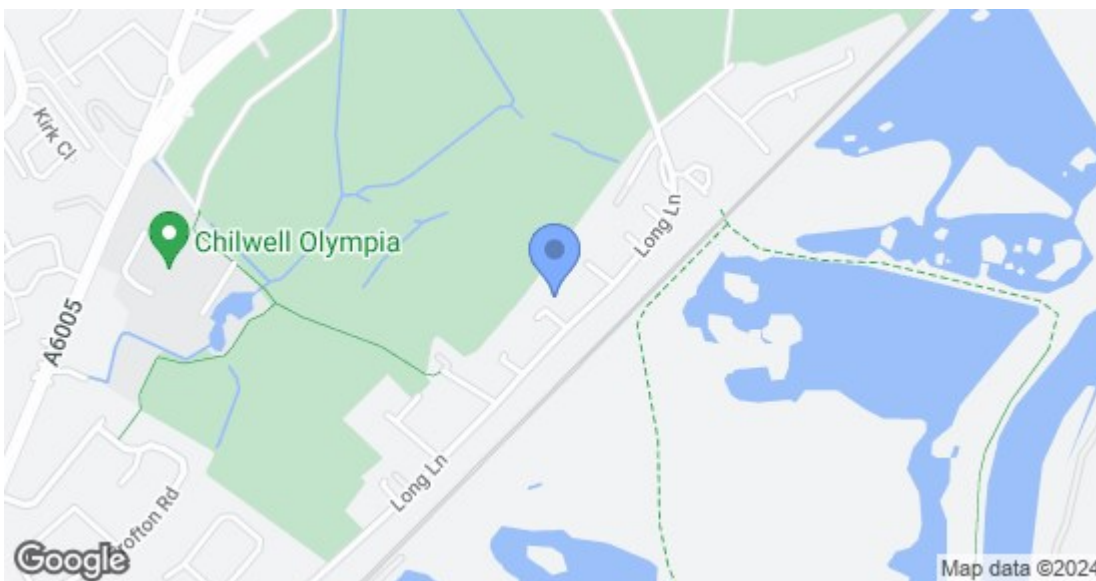
Fitted with panelled bath with central shower over, pedestal wash hand basin, part tiled walls, radiator, obscure UPVC double glazed window, extractor fan and airing cupboard housing the hot water cylinder with shelving above.

### Outside

To the front the property has a drive providing car standing with the garage beyond and gated access leading to the rear garden. The property also benefits from a mature well maintained garden with lawn and borders. To the rear the property has an enclosed and generous garden with patios, outside tap, lawn, stocked beds and borders, vegetable patch, shrubs and trees.



**Robert Ellis**  
ESTATE AGENTS



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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.