



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

Offers Over £475,000

A well proportioned and extended three bedroom detached house with the benefit of a garage and mature garden.



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Situated in this sought after and convenient residential location just a stones throw away from a range of local shops and amenities including schools, Attenborough Nature Reserve, Chilwell retail park and transport links including Attenborough train station, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including young professionals and families.

In brief the internal accommodation comprises: Porch, entrance hallway, lounge, kitchen, dining room, rear sitting room and shower room to the ground floor. Rising to the first floor are three good sized bedrooms and a family bathroom.

To the front of the property you will find a generous tarmac driveway with ample car standing, a range of mature shrubs, gravel borders, an up and over door leading to the good sized garage and side access to the generous, private and enclosed rear garden where you will find a patio area with a lawn beyond, a range of mature trees and shrubs, stocked beds and borders, a summer house with power, perfectly placed to enjoy the evening sunshine, a useful storage shed also with power and fenced and hedged boundaries.

Offered to the market with the benefit of a spacious and versatile ground floor living space and a generous plot offering huge potential for further development (subject to the relevant planning permissions), an early internal viewing comes highly recommended in order to be fully appreciated.



Front Porch

With a UPVC double glazed front door, UPVC double glazed windows around and UPVC double glazed door leading to the entrance hallway.

Entrance Hallway

With two UPVC double glazed windows to the front, radiator, stairs to the first floor, useful cloakroom, door to the lounge and opening to the kitchen. Newly carpeted hall, stairs and landing.

Kitchen

13'8" x 11'0" (4.17 x 3.36)

With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, electric oven with gas hob and extractor fan over, tiled splashbacks, plumbing for a washing machine and dishwasher, space for a fridge freezer, two UPVC double glazed windows to the side, radiator and double glazed sliding door to the dining room.

Dining Room

20'11" x 9'0" (6.39 x 2.76)

With two radiators, double glazed sliding doors to the rear patio and doors to the sitting room and boiler room.

Boiler Room

With tiled flooring, UPVC double glazed window to the rear, Baxi boiler and door to the shower room,

Shower Room

Incorporating a three piece suite comprising walk in shower, wash hand basin, WC, tiled flooring and walls, underfloor heating, extractor fan and UPVC double glazed window to the front.

Lounge

20'0" reducing to 11'2" x 12'4" reducing to 9'0" (6.11 reducing to 3.42 x 3.77 reducing to 2.76)

With UPVC double glazed window to the front, gas fire, radiator and sliding doors to the dining room.

Sitting Room

16'4" x 14'8" (4.98 x 4.49)

With a gas fire with stone hearth, UPVC double glazed

sliding doors to the patio, UPVC double glazed windows to the rear and side, radiator and door to the integral garage.

First Floor Landing

With UPVC double glazed window to the front, loft hatch and doors to the bathroom and three bedrooms.

Bedroom One

12'4" x 11'10" (3.77 x 3.61)

With UPVC double glazed window to the rear, built in wardrobe and radiator.

Bedroom Two

11'10" x 11'1" (3.61 x 3.39)

Newly carpeted room with UPVC double glazed window to the rear, built in wardrobe and radiator.

Bedroom Three

9'1" x 7'10" (2.79 x 2.41)

With laminate floor, built in wardrobe, UPVC double glazed window to the front and radiator.

Bathroom

7'11" x 5'10" (2.43 x 1.8)

Incorporating a four piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, bidet, tiled walls, radiator, wall mounted electric heater and UPVC double glazed window to the front.

Garage

20'0" x 14'8" reducing to 11'2" (6.11 x 4.49 reducing to 3.41)

With an up and over garage door to the front, windows to the front and side, light and power.

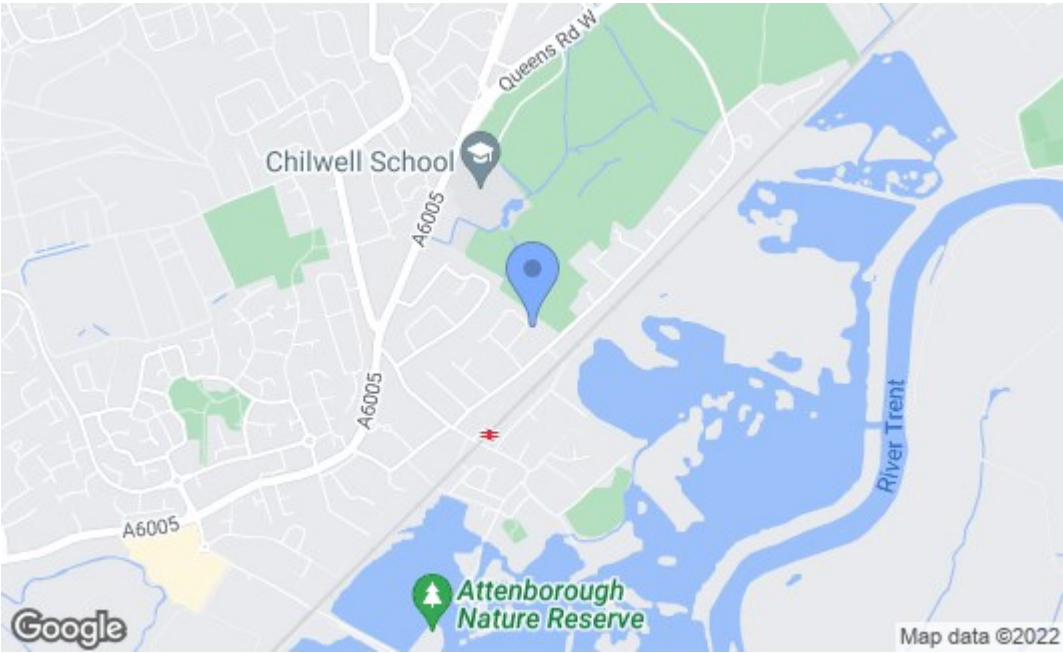
Outside

To the front of the property you will find a generous tarmac driveway with ample car standing, a range of mature shrubs, gravel borders, an up and over door leading to the good sized garage and side access to the generous, private and enclosed rear garden where you will find a patio area with a lawn beyond, a range of mature trees and shrubs, stocked beds and borders, a summer house with power, perfectly placed to enjoy the evening sunshine, shed also with power and fenced and hedged boundaries.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
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| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | | |
| | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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