



Milton Crescent,  
Attenborough, Nottingham  
NG9 6BE

**£325,000 Freehold**



Situated in the sought-after area of Attenborough, Nottingham, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned reception rooms, this property provides ample space for relaxation and entertaining guests. The inviting layout is ideal for those seeking a tranquil living environment.

The bungalow features two cosy bedrooms, and additional loft room, each designed to provide a restful retreat. The bathroom is thoughtfully appointed, ensuring that your daily routines are both practical and pleasant.

For those who value outdoor space, the property is set within a peaceful neighbourhood, allowing for a serene lifestyle while still being close to local amenities. Additionally, there is parking available, making it easy for you and your guests to come and go with ease.

This bungalow is perfect for individuals or couples, in a desirable location. With its charming features and convenient layout, it presents an excellent opportunity for anyone seeking a comfortable living space in Nottingham. Don't miss the chance to make this lovely bungalow your new home.



### Entrance Hall

Entrance door, radiator, built-in storage cupboard, and doors to the shower room, kitchen, lounge, and two bedrooms.

### Bedroom One

12'7" x 11'0" (3.86m x 3.36m )

A carpeted double bedroom with built-in wardrobes, double glazed window to the front, and radiator.

### Bedroom Two

10'11" x 9'0" (3.34m x 2.75m )

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

### Shower Room

Incorporating a three-piece suite comprising walk-in shower, wash-hand basin inset to vanity unit, WC, laminate flooring, tiled walls, double glazed window to the side, and radiator.

### Kitchen

11'11" x 10'7" (3.64m x 3.23m )

With a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven, integrated electric hob, space for a fridge freezer, breakfast bar, plumbing for a washing machine, radiator, double glazed window to the rear and side, and a door to the conservatory.

### Conservatory

12'8" x 6'5" (3.87m x 1.98m )

Tiled flooring, double glazed French doors to the rear, and double glazed windows to both sides.

### Lounge

16'11" x 12'0" (5.16m x 3.66m )

A carpeted reception room with gas fire, two double glazed windows to the side, radiator, stairs to the loft room, and double glazed French doors with flanking windows to the rear.

### Loft Room

15'3" x 11'2" (4.65m x 3.42m )

A carpeted loft space with roof light, double glazed window to the front, radiator, and eaves storage space.

### Outside

To the front of the property, you will find a blocked paved driveway, offering ample car standing, lawned garden, with mature trees and shrubs, and gated side access down both sides of the property to the private and enclosed rear garden, which includes a lawn, patio, gravel area, mature shrubs, useful shed, greenhouse, a brick built utility, and fence boundaries.

### Garage

With a up and over garage door the front, and pedestrian door and window to the side.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

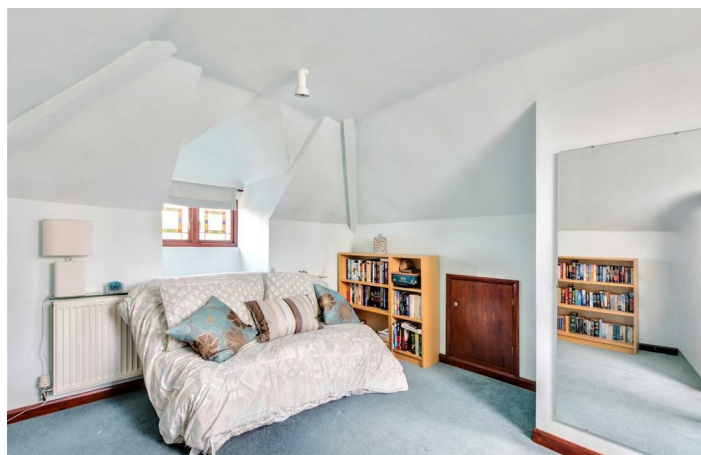
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.

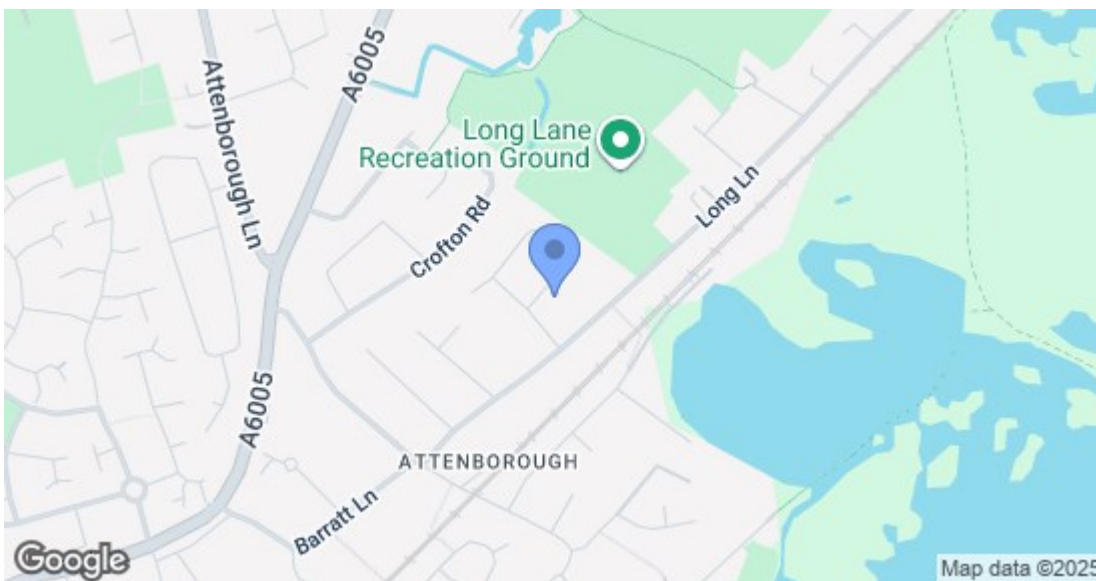


**Robert Ellis**  
ESTATE AGENTS



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		49	
(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	

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