Robert Ellis

look no further...

Clarence Road,
Attenborough, Nottingham
NG9 5HY

£320,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An extended bay fronted three bedroom semi-detached house.

Benefitting from a pitched roof single storey extension to the rear with feature Velux windows, this excellent property offers generous and versatile living spaces.

In brief the internal accommodation comprises: entrance hall, large open plan lounge diner, kitchen, rear hallway and WC to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom and shower room.

Outside the property has a drive to the front and a paved garden with established shrubs, and to the rear the property has an enclosed primarily lawned garden and a further gated drive and patio.

Tucked away in a sought-after and established residential location, conveniently situated for easy access to Attenborough Nature Reserve, Train Station and a range of local shops, this property is available to the market with chain free vacant possession.

Entrance Hall
UPCV double glazed entrance door, radiator, under stairs cupboard housing the main boiler and stairs off to first floor landing.

Lounge Diner
26'8" x 17'8" decreasing to 11'1" (8.14m x 5.41m decreasing to 3.38m)
UPVC double glazed bay window to the front, further UPVC double glazed window to the side, two radiators and double doors leading to the kitchen.

Breakfast Kitchen
13'3" x 8'6" (4.04m x 2.61m)
With a range of fitted wall and base units, work surfacing, one and half bowl sink with mixer tap, inset gas hob with extractor above, inset electric oven and grill, integrated fridge freezer, dishwasher and washing machine, two Velux windows, UPVC double glazed window and radiator.

Rear Hall
Radiator and UPVC double glazed door to the exterior.

WC
Fitments in white comprising; low level WC, wall mounted wash hand basin, heated towel rail, UPVC double glazed window and extractor fan.

First Floor Landing
UPVC double glazed window and loft hatch.

Bedroom One
14'4" x 11'3" (4.38m x 3.43m)
UPVC double glazed bay window and radiator.

Bedroom Two
12'1" x 10'9" (3.70m x 3.29m)
UPVC double glazed window and radiator.

Bedroom Three
8'8" x 6'2" (2.66m x 1.89m)
UPVC double glazed window, radiator and fitted cupboard.

Shower Room
7'10" x 6'8" (2.39m x 2.05m)
Fitments in white comprising; low level WC, pedestal wash hand basin, shower cubicle with Mira shower over, radiator and UPVC double glazed window.

Outside
To the front the property has a drive providing car standing and a paved front garden with established shrubs and trees. Gated access leads to the enclosed rear garden. To the rear the property has a patio, lawn, trees and a second gated drive.

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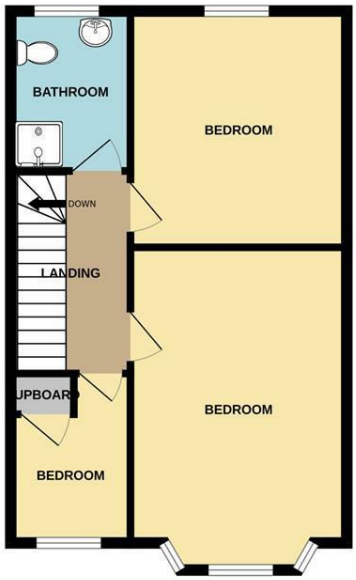
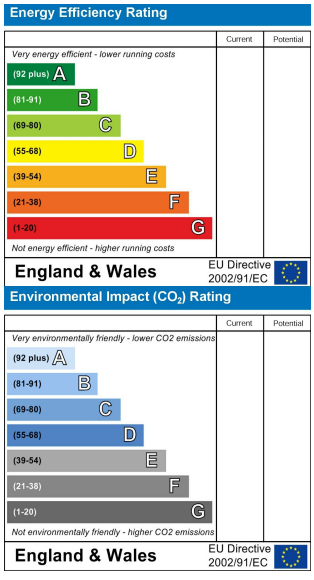
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888