Robert Ellis

look no further...

Crofton Road,
Attenborough, Nottingham
NG9 5HT

£325,000 Freehold

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An immaculately presented and spacious three bedroom semi-detached house.

Situated in this sought-after and well established residential location, within easy reach of a range of local shops and amenities including schools, transport links, Chilwell Retail Park, Attenborough Nature Reserve and Beeston Town Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including, first time buyers, young professionals and families.

In brief the internal accommodation comprises; porch, entrance hall, lounge, extended and open plan kitchen living diner and WC to the ground, with two good sized bedrooms a further single bedroom and bathroom to the first floor.

To the front of the property you will find a small lawned garden and a block paved driveway offering car standing for two vehicles with gated side access leading to the car port, garage and the rear garden. To the rear of the property you will find a patio overlooking the lawn beyond with a further patio towards the top of the garden, a range of mature trees and shrubs, stocked borders, garden room and fence boundaries.

Having been fully renovated and updated throughout by the current vendors, this delightful property is offered to the market with the benefit of ready to move in condition, UPVC double, gas central heating and open plan living. This house truly must be viewed in order to be fully appreciated.

Porch
UPVC double glazed front door and UPVC double glazed windows around with a composite front door with flanking window to the entrance hall.

Entrance Hall
Stairs leading to the first floor, radiator, Amtico flooring and doors to the downstairs WC, kitchen diner and lounge.

Lounge
12'0" x 11'2" (3.66m x 3.42m)
A carpeted room with a log burner with tiled hearth, UPVC double glazed bay window to the front with fitted window seat and a vertical radiator.

Kitchen Diner
19'4" x 17'10" (5.91m x 5.44m)
Fitted with a range of modern wall and base and drawer units, Quartz work surfaces, sink with drainer and a mixer tap, integrated double electric oven, inset induction hob with built in extractor fan, plumbing for washing machine and dishwasher, space for a fridge freezer, breakfast bar, radiator, two UPVC double glazed windows to the rear, Amtico flooring, UPVC double window to the side, spot lights to ceiling, useful pantry housing the Baxi combination boiler and UPVC double glazed door to the side.

Downstairs WC
Fitted with a low level WC, wash hand basin inset to vanity unit and obscured UPVC double glazed window to the side.

First Floor Landing
With UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

Bedroom One
12'4" x 12'0" (3.78m x 3.66m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Two
12'0" x 11'1" (3.66m x 3.4m)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

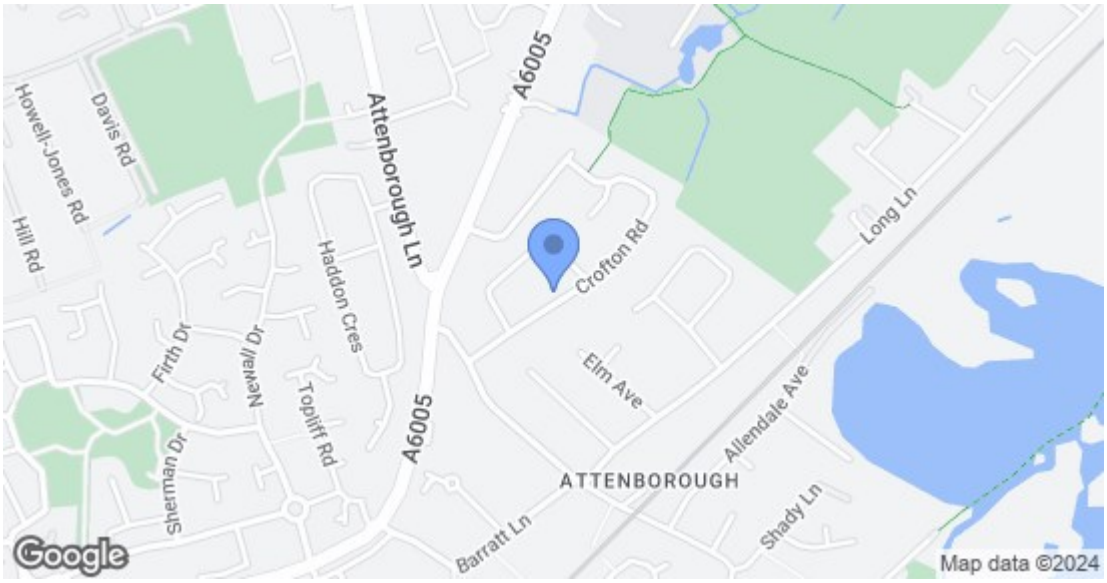
Bedroom Three
6'11" x 6'3" (2.13m x 1.93m)
A carpeted bedroom with built in wardrobe, UPVC double glazed window to the front and radiator.

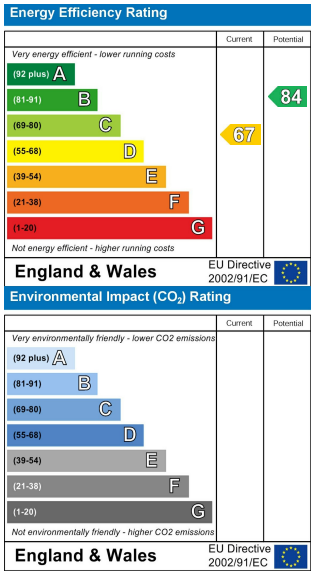
Bathroom
9'0" x 6'11" (2.76m x 2.13m)
Incorporating a four piece suite comprising: panelled bath, shower, pedestal wash hand basin, low level WC, complementary tiling to the walls, wall mounted heated towel rail, UPVC double glazed window to the rear, useful built in storage cupboard and extractor fan.

Outside
To the front of the property you will find a small lawned garden and a block paved driveway offering car standing for two vehicles with gated side access leading to the car port, garage and the rear garden. To the rear of the property you will find a patio overlooking the lawn beyond with a further patio towards the top of the garden, a range of mature trees and shrubs, stocked borders, garden room and fence boundaries.

Garden Room
14'0" x 6'3" (4.28m x 1.93m)
This handy space has a multitude of uses, with laminate flooring, power and electricity, spot lights to ceiling, sky light, UPVC double glazed window, work surfaces and UPVC double glazed sliding patio door.

Council Tax Band
Broxtowe Borough Council Band C





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.

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