Robert Ellis

*look no further...*

Crofton Road,
Attenborough, Nottingham
NG9 5HW

**£240,000 Freehold**

0115 922 0888

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A traditional three bedroom, semi detached property with the benefit of no upward chain.

Situated just a short walk from Attenborough Nature Reserve, you are in a convenient spot for access to a wealth of local amenities including Chilwell Retails Park, public houses, shops, supermarkets, healthcare facilities and transport links.

This great property would be considered an ideal opportunity for anyone looking to put their own stamp on their next purchase, this would include growing families, first time buyers or young professionals.

In brief the internal accommodation comprises: entrance porch, through to the entrance hall, open plan living dining room and kitchen to the ground floor. Then rising to the first floor are three bedrooms and family bathroom.

Outside the property to the front is a lawned garden with driveway leading to the garage. The rear is then primarily lawned with a paved seating area.

Offered the the market with chain free vacant possession and offering excellent potential for the incoming purchaser to remodel and reconfigure to suit their own personal needs and requirements, this property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Porch
UPVC double glazed door through to the entrance porch.

Entrance Hall
Secondary door through to the carpeted entrance hall with radiator and access to a useful under stairs storage cupboard.

Living Room
13'8" x 11'11" (4.17m x 3.65m )
A carpeted reception room, with radiator, gas fireplace and aluminium double glazed bay window to the front aspect.

Dining Room
12'9" x 11'11" (3.90m x 3.65m )
A carpeted reception room, with two radiators, gas fireplace and aluminium double glazed sliding door to the rear garden.

Kitchen
12'5" x 6'11" (3.81m x 2.11m )
A range of wall and base units with work surfacing over and tiled splashbacks and sink with taps. Space and fittings for freestanding appliances to include gas cooker, fridge and washing machine and aluminium double glazed windows to the side and rear with door to the side passage.

First Floor Landing
Aluminium double glazed window to the side aspect and access to the loft hatch.

Bedroom One
12'0" x 11'3" (3.66m x 3.44m )
A carpeted double bedroom, with radiator, fitted wardrobes and aluminium double glazed window to the front aspect

Bedroom Two
12'2" x 11'11" (3.73m x 3.65m )
A carpeted double bedroom, with radiator, fitted wardrobes and aluminium double glazed windows to the rear aspect.

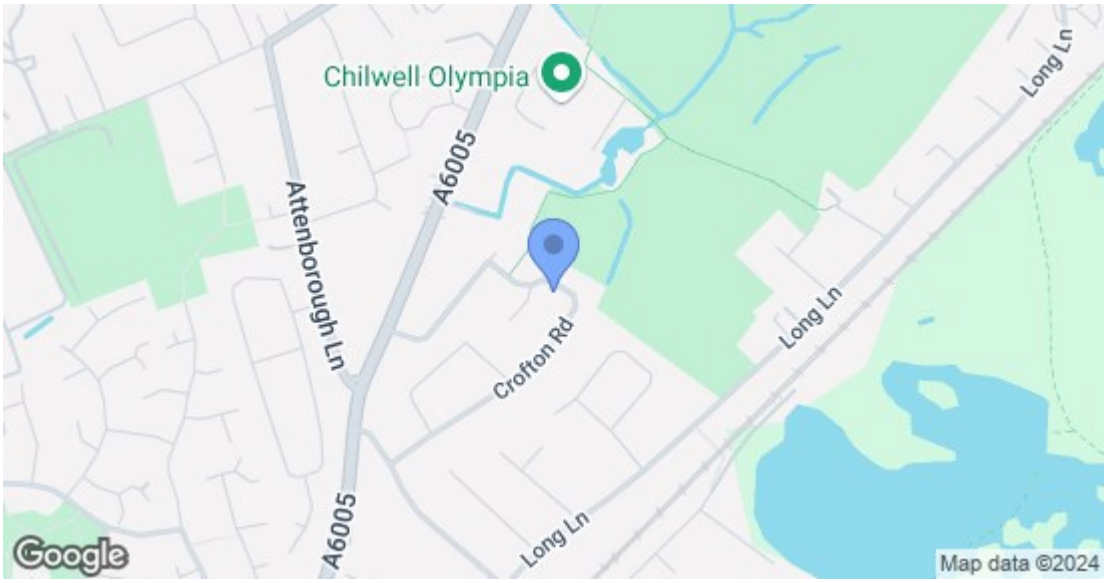
Bedroom Three
6'11" x 6'5" (2.11m x 1.96m )
A carpeted bedroom, with radiator and aluminium double glazed window to the front aspect.

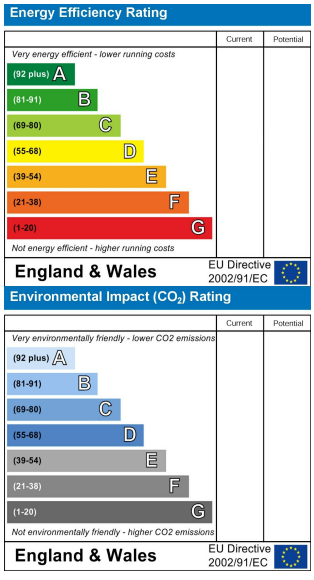
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls, radiator, aluminium window to the rear aspect and cupboard housing the boiler.

Outside
To the front is a lawned garden with a walled boundary and driveway leading to the garage. The enclosed rear is the primarily lawned with a paved seating area and fencing.

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
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.

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