Robert Ellis

look no further...

Attenborough Lane,
Chilwell, Nottingham
NG9 5JP

£350,000 Freehold

0115 922 0888

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Offering a stylish and generous interior with three good sized bedrooms and open plan living spaces, this contemporary home is considered ideal for the needs of a family though will appeal to a variety of potential purchasers.

In brief the well-proportioned and presented interior comprises: entrance porch, open plan living diner, bathroom, kitchen and conservatory to the ground floor, rising to the first floor are three good sized bedrooms and a WC.

Outside the property has a drive to the front providing ample car standing and established shrub borders, and to the rear has a landscaped and particularly impressive enclosed rear garden with an excellent home office/garden room.

Occupying an established and convenient residential location, well placed for the NET tram, local parks, the award winning Attenborough Nature Reserve, schools, shops, and a wide range of other useful facilities.

Entrance Porch
UPVC double glazed entrance door, tiled flooring, and inset ceiling spotlights.

Lounge Diner
23'11" x 19'0" maximum overall measurements (7.30m x 5.81m maximum overall measurements)
Two UPVC double glazed windows, double glazed patio door to the side, two radiators, and feature oak staircase to the first floor landing.

Bathroom
13'10" x 8'6" (4.24m x 2.60m)
With modern fitments in white comprising low level WC, pedestal wash hand basin, free standing bath with shower handset, double shower cubicle with 'Bristan' shower, fully tiled walls, tiled flooring, inset ceiling spotlights, wall mounted heated towel rail, radiator and two UPVC double glazed windows.

Kitchen
11'10" x 11'0" (3.63m x 3.36m)
With an extensive range of fitted wall and base units, work surfacing with splashback, one and half bowl sink with mixer tap, a Hotpoint gas cooker, plumbing for dishwasher and washing machine, tiled flooring, radiator, UPVC double glazed window and door through to the conservatory.

Conservatory
14'7" x 12'2" (4.45m x 3.71m)
UPVC double glazed patio doors and windows, and radiator.

First Floor Landing
With loft hatch.

Bedroom One
14'10" x 11'10" (4.54m x 3.63m)
UPVC double glazed window, radiator and fitted cupboard.

Bedroom Two
11'10" x 11'0" (3.63m x 3.36m)
UPVC double glazed window and radiator.

Bedroom Three
16'5" x 6'2" (5.02m x 1.89m)
UPVC double glazed window, radiator and walk-in wardrobe with hanging rail and fitted shelving.

WC
7'0" x 4'8" (2.14m x 1.43m)
Fitted with a low level WC, wash hand basin inset to vanity unit with tiled splashback and mirror, and UPVC double glazed window.

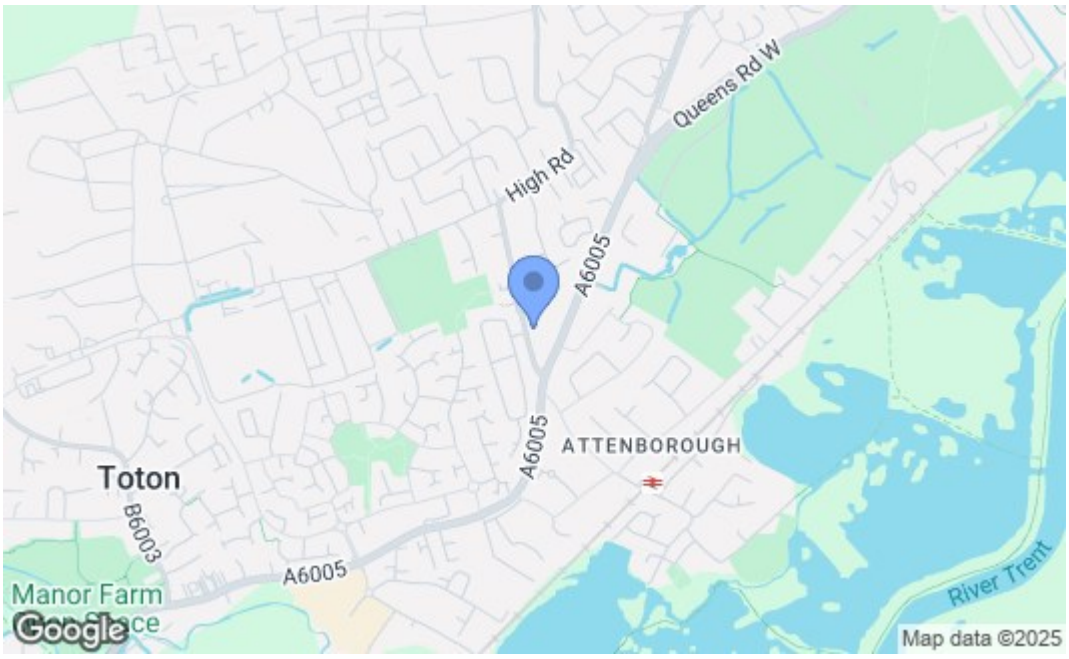
Outside
To the front the property has a drive providing car standing with a further area of slate chippings which can be utilised as car parking, and an established shrub border. Gated access leads to the side and rear of the property where there is a beautiful landscaped garden with decking, raised borders with fitted seating, a pergola, lawn, various well stocked beds and borders with mature shrubs and trees, a summer house and a recently constructed home office/garden room.

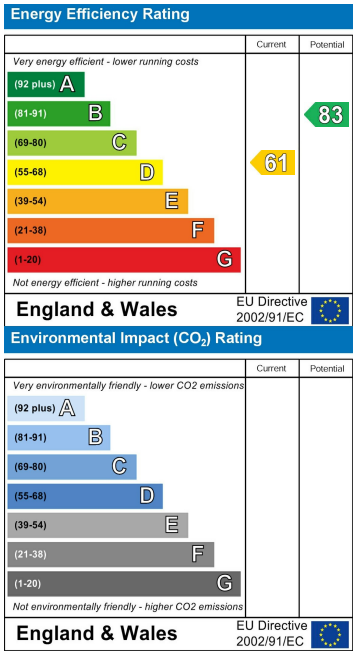
Office/Garden Room
13'8" x 10'7" (4.17m x 3.23m)
Two UPVC double glazed windows, UPVC double glazed patio door, light and power, decking to the exterior with power point and lighting.

Agents Note:
Potential purchasers should note that a small part of the garden is currently rented from the local authority at a cost of £100 per annum, on a licence. Further details available from the agent.

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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