



Reigate Drive,  
Attenborough, Nottingham  
NG9 6AX

**Offers Over  
£625,000 Freehold**



An immaculately presented and spacious four double bedroom detached House.

Situated in this sought-after and well-established residential location, readily accessible to a variety of local shops and amenities, including schools, transport links and the award-winning Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers, including growing families.

In brief, the stylish internal accommodation comprises: a porch, entrance hall, lounge, study, downstairs cloakroom, utility room and a light and airy open plan kitchen living diner on the ground floor. Then, rising to the first floor, you will find the main bedroom suite, three further good-sized double bedrooms and a family bathroom.

Outside to the front of the property, you will find a driveway providing off-road car standing, an EV charging point, a well-maintained lawned garden, and gated side access leading to the generous private and enclosed rear garden.

Having been comprehensively refurbished and modernised by the current vendors including a large first floor, single storey rear and side extension, a new kitchen, new bathrooms, new heating system and electrics, this wonderful property is a rare opportunity, and an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Porch

An entrance door with a flanking window, a window to the side and a secondary door leading into the entrance hallway.

### Entrance Hallway

Engineered wood flooring, radiator, UPVC double glazed window to the front, stairs leading to the first floor. French doors to the kitchen living diner and doors to the downstairs cloakroom, study and lounge.

### Lounge

13'1" x 10'6" (3.99m x 3.22m )

A carpeted reception room with UPVC double glazed window to the front and side, radiator and a gas fire with tiled hearth.

### Study

10'5" x 7'5" (3.19m x 2.28m )

UPVC double glazed window to the front, radiator and Karndean flooring.

### Downstairs WC

Fitted with a low level WC, wall-mounted hand basin, tiled splashback, aluminium double glazed window to the side, spotlights to ceiling and extractor fan.

### Open Plan Kitchen Living Diner

33'4" x 16'6" reducing to 10'6" (10.17m x 5.05m reducing to 3.22m )

Engineered wooden flooring and spotlights to ceiling throughout, three contemporary radiators, in the kitchen area you will find a range of modern wall, base and drawer units, with quartz work surfaces, one and a half bowl sink and drainer unit with mixer tap, a kitchen island with inset induction hob and extractor fan, breakfast bar, integrated double electric Neff oven, warming drawer and microwave, integrated fridge freezer and dishwasher and Crittall-style aluminium double glazed doors to the rear. In the dining area, there is a skylight window, Crittall-style doors with flanking windows to the rear, and in the living area, double glazed aluminium windows to the rear and a door to the utility room.

### Utility Room

11'8" x 7'5" (3.58m x 2.28m )

Fitted with wall and base units, work surfaces, sink unit with a mixer tap, radiator, carpet flooring, UPVC double glazed door and window to the rear, spotlights to ceiling and a wall mounted 'Ideal' combination boiler.

### First Floor Landing

Stairs rising from the ground floor, loft hatch and doors leading into the bathroom and four bedrooms.

### Main Bedroom Suite

12'1" x 10'0" (3.7m x 3.06m )

A carpeted double bedroom with aluminium double glazed window to the rear, radiator and door to the en-suite.

### En-Suite

Incorporating a three-piece suite with a matt black finish comprising: a fully tiled corner mains shower, wash hand basin with tiled splash back, low level WC, wall mounted heated towel rail, two aluminium double glazed windows to the rear, spotlights to ceiling and extractor fan.

### Bedroom Two

11'2" x 10'7" (3.42m x 3.24m )

A carpeted double bedroom with UPVC double glazed window to the front, radiator and two built-in storage cupboards.

### Bedroom Three

10'7" x 10'5" (3.25m x 3.19m )

A carpeted double bedroom with aluminium double glazed window to the rear and radiator,

### Bedroom Four

10'5" x 7'10" (3.19m x 2.39m )

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

### Bathroom

9'10" x 6'7" (3.01m x 2.02m )

Fitments in white comprising: steel enamel bath with electric shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, radiator, wall mounted heated towel rail, UPVC double glazed window to the front, spotlights to ceiling, extractor fan and built-in shelving.

### Outside

To the front of the property, is a well-maintained front garden with mature shrubs and plants, stocked beds and a blocked paved driveway with EV charging point and a brick store building beyond. Gated side access leads to the generous, private and enclosed rear garden, which features a patio overlooking the lawn and second patio beyond, a range of mature trees and shrubs, stocked beds and borders, garden timber shed and fenced boundaries.

### 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

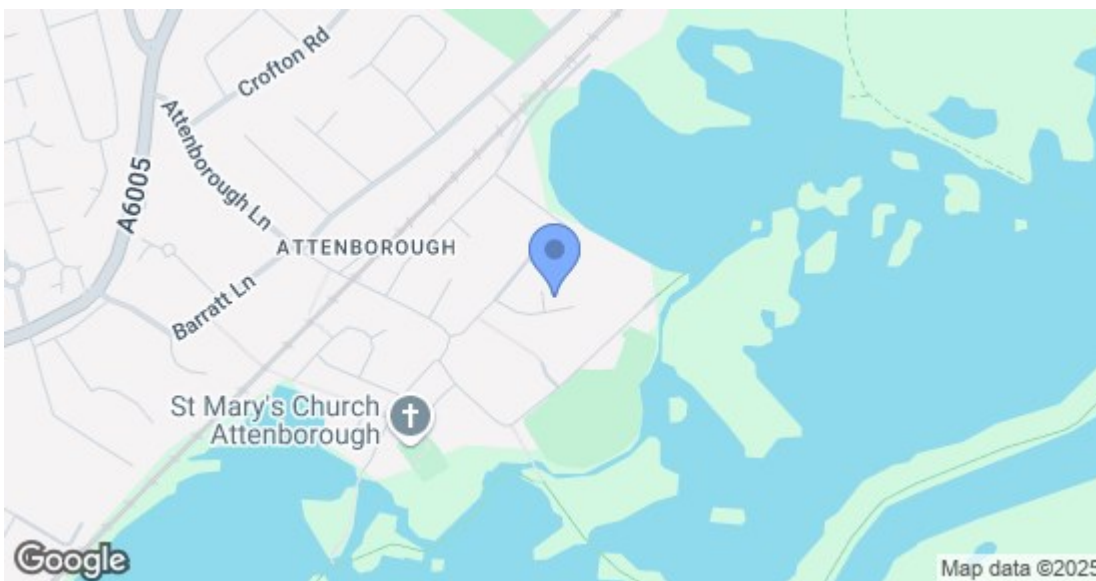
Planning Permissions/Building Regulations: Yes, for the first floor, single storey rear and side extension.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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	

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.