



Nottingham Road,
Attenborough, Nottingham
NG9 6DN

£375,000 Freehold



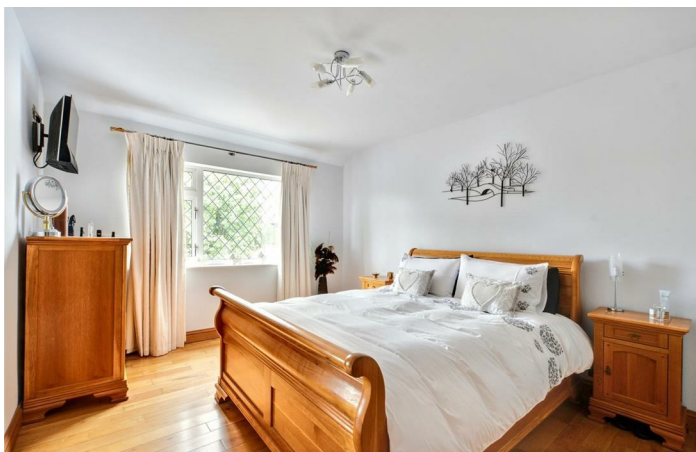
An extended and deceptively spacious 1930's three-bedroom semi-detached house.

Offering generous room sizes throughout, this well-presented house, benefits from an extended sitting room, kitchen, and a master en-suite bedroom, and is likely to appeal to a variety of potential purchasers.

In brief the stylish interior comprises: entrance hall, dining room, sitting room and kitchen to the ground floor, rising to the first floor is a good sized landing, master en-suite bedroom, two further bedrooms, and extended bathroom.

Outside the property has a drive to the front, providing ample car standing, to the rear has a landscaped and well manicured enclosed garden, with useful store.

Conveniently situated for excellent transport links, local schools, shops, parks, and a wide variety of other facilities this individual house is offered to the market with the benefit chain free vacant possession.



Entrance Hall

UPVC double glazed entrance door, three UPVC double glazed windows, radiator, under stairs cupboard, and oak flooring.

Dining Room

15'10" x 10'7" (4.84m x 3.25m)

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

Sitting Room

23'3" x 10'8" (7.10m x 3.26m)

UPVC double glazed patio doors leading to the rear garden, oak flooring, and a contemporary inset gas fire with stone-style surround.

Kitchen

20'7" x 7'1" (6.29m x 2.17m)

With a range of good quality fitted wall and base units, granite work surfacing with splashback, one and half bowl sink with food waste disposal function, and mixer tap, induction hob with extractor above, inset electric Neff hide and slide oven, and further inset combination oven and microwave, integrated dishwasher, a Daewoo American style fridge freezer, tiled flooring, two UPVC double glazed windows, UPVC double glazed door to the exterior, and walk-in pantry cupboard with boiler.

First Floor Landing

UPVC double glazed window, radiator, and loft hatch with retractable ladder to attic space.

Bedroom One

13'11" x 10'8" (4.25m x 3.27m)

Oak flooring, UPVC double glazed window, and radiator.

En-Suite

With fittings in white comprising: WC, wash-hand basin set upon a plinth, with mirror fronted cabinet above, shower cubicle with mains control shower, tiled flooring, fully tiled walls, wall mounted heated towel rail, and extractor fan.

Walk-in Wardrobe

With fitted hanging rails, cupboards, and drawers.

Bedroom Two

11'2" x 10'10" (3.42m x 3.31m)

UPVC double glazed window, radiator, and fitted wardrobes.

Bedroom Three

8'7" x 7'2" (2.62m x 2.19m)

UPVC double glazed window, radiator, and fitted wardrobe.

Bathroom

11'11" x 7'1" (3.65m x 2.17m)

Fitted with a WC, free standing pedestal wash-hand basin, shower cubicle with mains control shower over, a sunken bath with mixer tap and shower handset, tiled flooring, fully tiled walls, Velux window, UPVC double glazed window, radiator, inset ceiling spotlights and speakers.

Attic

11'10" x 9'8" plus large recess (3.63m x 2.97m plus large recess)

Velux window, radiator, fitted cupboards, eaves storage cupboard, and airing cupboard housing the hot water cylinder.

Outside

To the front, the property has a drive providing car standing, with a walled boundary and gated access. A door leads along side the property where there is an outside tap, power point and paving. To the rear the property has a landscaped and well-manicured garden with patio, lawn, well stocked beds and borders with mature shrubs and trees, a further patio area with additional outside tap, and a store with light and power.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

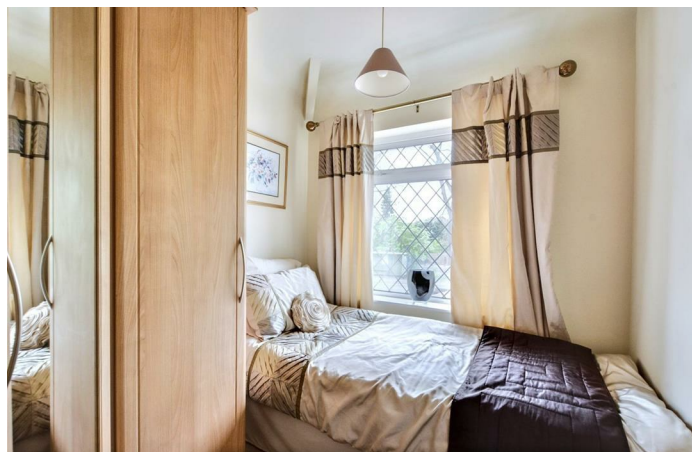
Restrictions: None

Rights and Easements: None



Planning Permissions/Building Regulations: Obtained where required.

Accessibility/Adaptions: None

Has the Property Flooded?: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		44	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.