



Attenborough Lane,
Chilwell, Nottingham
NG9 5JP

£535,000 Freehold



A significantly extended and beautifully presented large and versatile five bedroom detached house.

Benefiting from extensions to both the side and rear as well as a conservatory this excellent property which sits on a particularly generous plot has been upgraded and improved by the current vendor and offers a beautiful open plan kitchen with breakfast bar and particularly large living room.

In brief the stylish and extensive interior comprises: Entrance porch, entrance hallway, WC, open plan breakfast kitchen with study area off, large lounge, conservatory, utility and two ground floor bedrooms and to the first floor are two double bedrooms, a further single bedroom and a bathroom.

Outside the property has a driveway providing ample car standing to the front with a garage beyond and to the rear has a large landscaped garden with patio, shrubs, synthetic grass and a range of useful outbuildings.

Occupying a sought after and convenient residential location, well placed for local schools, shops, parks and excellent transport links including the NET tram and Attenborough train station, this truly individual house can only be appreciated through viewing.



Entrance Porch

A UPVC double glazed door with flanking window leads to entrance porch with inset ceiling spotlights.

Entrance Hall

A second UPVC double glazed door with leaded glass and flanking windows leads to hallway with laminate flooring, radiator and stairs off to first floor landing.

WC

With WC, wall mounted corner wash hand basin with tiled splashback, radiator and extractor fan.

Lounge

26'4" x 11'8" (8.05 x 3.58)

UPVC double glazed bay window to the front, radiator, solid fuel burner mounted upon a granite hearth with Adam style mantle and double glazed patio doors leading to the conservatory.

Conservatory

11'3" x 10'9" (3.43 x 3.28)

UPVC double glazed patio doors and windows.

Kitchen

15'2" x 12'8" (4.64 x 3.88)

With a quality fitted kitchen comprising ample wall and base units, work surfacing with splashback, an island with fitted work surfacing and breakfast bar, double Neff electric oven with hide and slide door, gas hob with air filter above, integrated dishwasher, radiator, tiled flooring and two UPVC double glazed windows.

Study Area

9'9" x 7'11" (2.98 x 2.43)

With fitted cupboards.

Utility

9'6" x 8'1" (2.92 x 2.47)

Fitted work surfacing, plumbing for a washing machine, further appliance space, inset ceiling spotlights, radiator, tiled flooring and UPVC double glazed patio door leading to the rear garden.

Bedroom Five

15'10" x 7'1" (4.85 x 2.18)

UPVC double glazed window and patio doors leading to the rear garden, radiator and inset ceiling spotlights.

Bedroom Four

9'10" x 7'11" (3.02 x 2.43)

UPVC double glazed window, radiator and inset ceiling spotlights.

First Floor Landing

With UPVC double glazed window and loft hatch with retractable ladder.

Bedroom One

12'0" x 11'10" (+ bay window) (3.67 x 3.63 (+ bay window))

UPVC double glazed bay window, radiator and fitted wardrobes.

Bedroom Two

12'0" x 11'10" (3.66 x 3.63)

UPVC double glazed window and radiator.

Bedroom Three

8'0" x 6'11" (2.46 x 2.13)

UPVC double glazed window and radiator.

Family Bathroom

With fittings in white comprising WC, wash hand basin inset to vanity unit, bath, shower cubicle with Mira shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail, extractor fan, inset ceiling spotlights and UPVC double glazed window.

Outside

To the front the property has a tarmac driveway providing ample car standing with the garage beyond and further gravelled area. To the rear the property has a particularly large and landscaped easily maintained garden. The garden comprised block paving with outside tap, large synthetic lawn, gravelled area with established shrubs and trees, a shed with power and further section of concrete outbuilding with power and a large and versatile gym room.

N.B potential purchasers should note this could be put to a variety of uses.

Gym Room

19'11" x 19'11" (6.08 x 6.08)

Two UPVC double glazed windows, two patio doors, inset ceiling spotlights and two electric heaters.

Garage

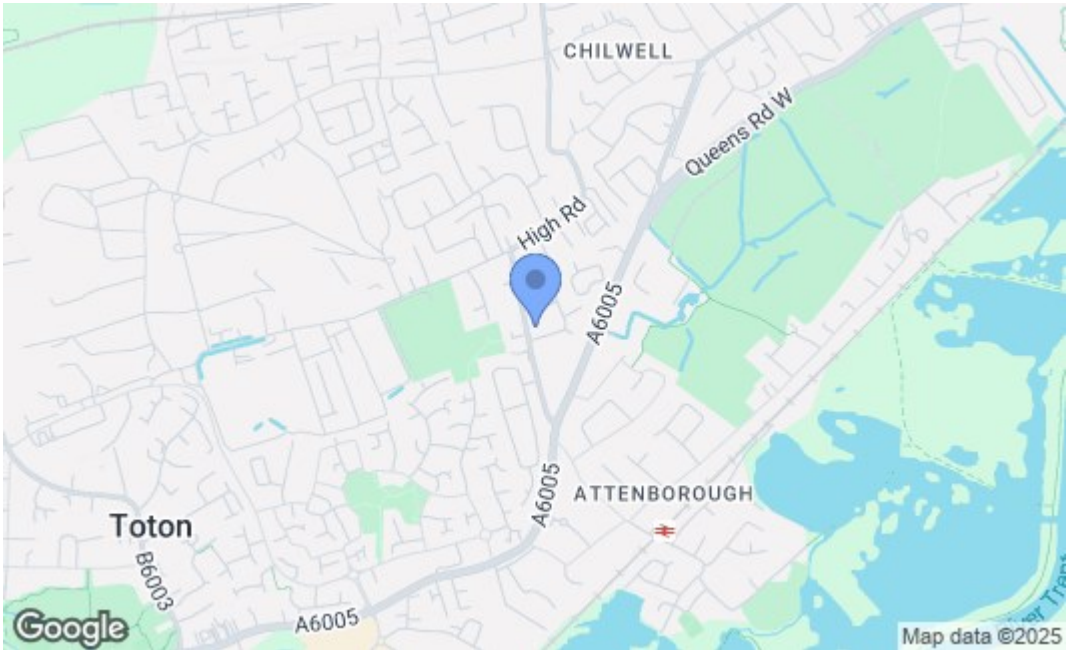
22'9" x 7'6" (6.95 x 2.31)

Double doors to the front and rear and power.





TOTAL FLOOR AREA : 2166 sq ft (201.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(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	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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