

Robert Ellis

look no further...



Tennyson Drive,
Attenborough, Nottingham
NG9 6BD

£635,000 Freehold

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Situated in the desirable area of Tennyson Drive, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. With five bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The property boasts solar panels, three well-appointed reception rooms including a modern open plan kitchen diner, providing versatile spaces for relaxation, entertainment, or family gatherings.

The three bathrooms are thoughtfully designed, ensuring convenience for busy mornings and providing a tranquil retreat for unwinding after a long day. The layout of the house promotes a sense of openness and flow, making it easy to navigate and enjoy the various living areas.

Outside, the property features ample off-road parking, a valuable asset in today's busy world. This feature not only adds convenience but also enhances the overall appeal of the home.

Tennyson Drive is a sought-after location, known for its friendly community and proximity to local amenities, schools, and parks. This house presents a wonderful opportunity for those seeking a spacious and comfortable living environment in a prime area. Whether you are looking to settle down with your family or seeking a property that offers both space and style, this home is sure to meet your needs. Do not miss the chance to make this delightful property your own.



Entrance Porch

UPVC double glazed entrance door with flanking windows, tiled flooring and a composite door with flanking windows leading to the entrance hall.

Entrance Hall

With tiled flooring, stairs to the first floor, radiator, useful under stairs storage cupboard, and doors to the lounge, kitchen diner, and WC.

WC

Fitted with a WC, wall mounted wash-hand basin, tiled flooring, and part tiled walls, UPVC double glazed window to the side, wall-mounted heated towel and spotlights to ceiling.

Lounge

21'3" x 11'11" (6.5m x 3.64m)

A carpeted reception room with two radiators, UPVC double glazed bay window to the front, a feature built-in gas fire, and French doors with flanking windows to the kitchen diner.

Kitchen Diner

25'4" reducing to 14'4" x 23'4" reducing to 10'11" (7.74m reducing to 4.39m x 7.13m reducing to 3.33m)

An contemporary open plan kitchen diner, fitted with a range of wall, base and drawer units, work surfaces, integrated electric oven with inset five burner gas hob above, aluminium splashback and extractor fan over, space for a American style fridge freezer, plumbing for a dishwasher, kitchen island with oak worktop, one and half bowl sink and drainer unit with mixer tap, wine fridge, breakfast bar, two radiators, feature lantern roof light, double glazed aluminium bi-fold doors to the rear, and doors to the inner hallway and utility room.

Utility Room

With plumbing for a washing machine and tumble dryer, tiled flooring, UPVC double glazed door to the rear, and UPVC double glazed windows to the side and front.

Inner Hallway

With a roof light, motion activated lighting, and doors to the shower room and two downstairs bedrooms.

Bedroom Four

12'9" x 7'8" (3.89m x 2.36m)

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

Bedroom Five

13'8" x 6'9" (4.17m x 2.06m)

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

Shower Room

Incorporating a three-piece suite comprising: shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, wall-mounted heated towel rail, UPVC double glazed window to the side, extractor fan and spotlights to ceiling.

First Flor Landing

UPVC double glazed window to the side, loft hatch, and doors to the bathroom and three bedrooms.

Bedroom One

12'0" x 11'11" (3.68m x 3.65m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed bay window to the front, radiator and door to the en-suite.

En-Suite

Incorporating a three piece suite comprising: shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, UPVC double glazed bay window to the front, wall mounted heated towel rail, and extractor fan.

Bedroom Two

11'10" x 8'10" (3.62m x 2.71m)

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

Bedroom Three

10'11" x 7'10" (3.34m x 2.4m)

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

Bathroom

Fitted with a four-piece suite comprising: bath, walk-in shower with rainfall-effect shower over and further shower handset, wall-mounted wash-hand basin inset to vanity unit with illuminated mirrored cabinet over, WC, tiled flooring and walls, wall-mounted heated towel rail, UPVC double glazed window to the side and spotlights to ceiling.

Outside

Outside you will find gated access to the front of the property, where there is a blocked paved driveway, landscaped garden with gravel areas, mature trees and shrubs, EV charging point, gated side access then leads to the generous private and enclosed rear garden which includes a lawn, a patio area to the rear, a range of mature trees and shrubs, stocked beds and borders, useful shed with power, and fence boundaries.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes - owned outright.

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Yes for completed extension.

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

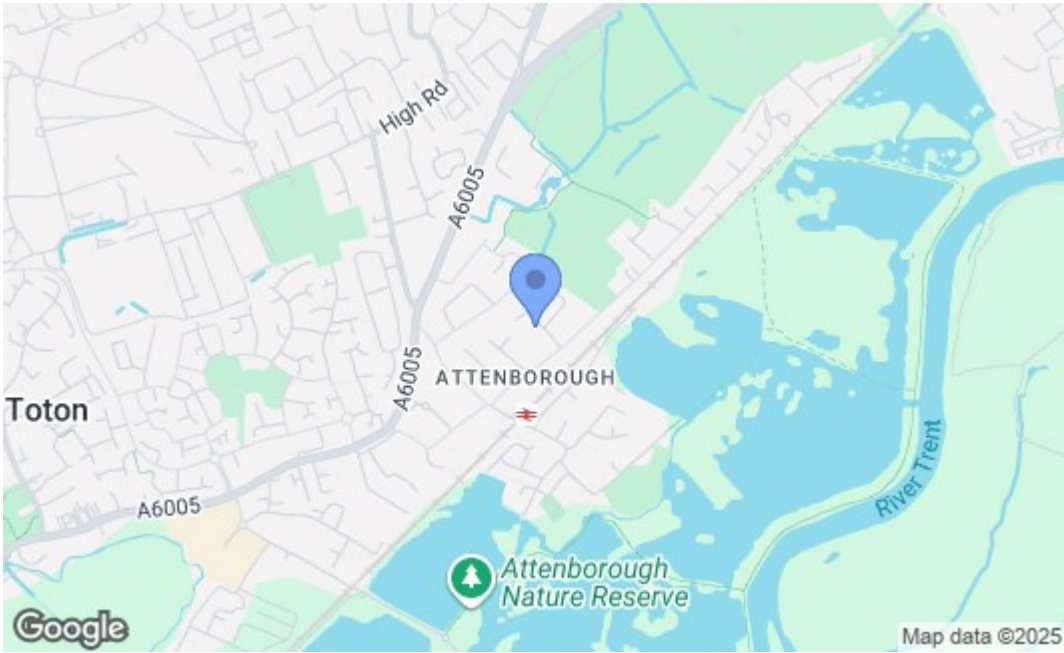
Has the Property Flooded?: No

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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ESTATE AGENTS



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		
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		
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