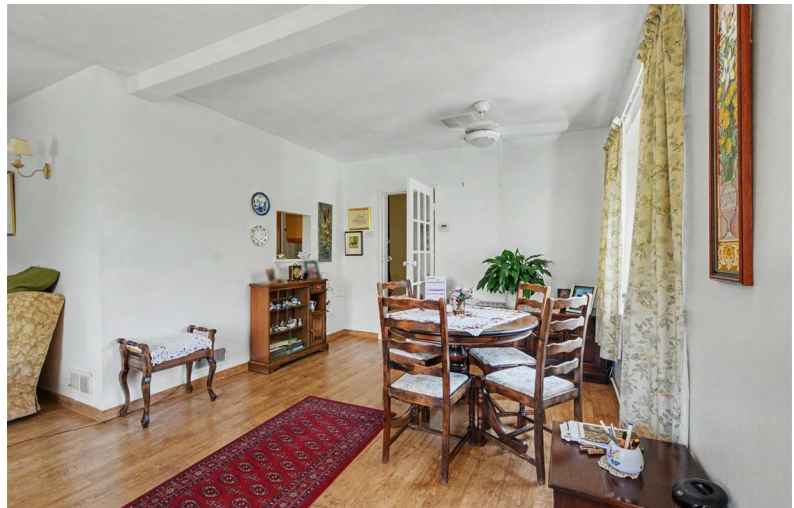




4 The Paddock
Attenborough, Nottingham NG9 6AR

Offers Over £500,000 Freehold



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Nestled within the heart of Attenborough can be found this individually designed and built three-bedroom detached bungalow situated on a private and generous garden plot of just under a fifth of an acre. Ample parking and double garage, ideal for those looking to downsize without compromise but also has potential to extend and remodel to suit buyers needs. Walking distance of the nature reserve as well as train station, a once in a generation opportunity. Viewing Recommended.



Reception Hallway

10'4" x 7'5" (3.16m x 2.27m)

Opaque glazed front entrance door and side window, double glazed window to the side, double glazed patio doors to the rear and opening into the L-shaped lounge diner.

Lounge Diner

19'2" reducing to 9'9" x 22'2" reducing to 10'9" (5.86m reducing to 2.98m x 6.78m reducing to 3.29)

A light and spacious living room with focal point flame effect gas fire and surround, two large double glazed windows to the front and double glazed window to the side elevation. Door to hallway.

Hallway

4'11" increasing to 19'1" x 9'1" reducing to 3'7" (1.52m increasing to 5.83m x 2.79m reducing to 1.11)

Hatch and ladder to loft space, which is boarded and offers a generous space for storage. Doors to bedrooms, bathroom, WC and kitchen.

Kitchen

10'9" x 8'9" increasing to 12'2" (3.30m x 2.68m increasing to 3.71m)

Fitted range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, space for washing machine. Under counter space for fridge and freezer, serving hatch to dining area, cupboard housing boiler and mechanics for blown air central heating system, double glazed window and door to the side.

Bedroom One

14'11" reducing to 9'5" x 10'9" (4.55m reducing to 2.89m x 3.30m)

Two double glazed windows to the rear.

Bedroom Two

10'8" x 8'9" (3.26m x 2.69m)

Wardrobe recess, double glazed window to the rear.

Bedroom Three

6'7" x 8'11" (2.02m x 2.74m)

Built-in wardrobe.

Bathroom

8'1" x 6'7" (2.48m x 2.01m)

Three-piece suite comprising wash-hand basin inset into vanity unit, low-flush WC and spa bath with mixer shower attachment and thermostatic controlled shower over. Heated towel rail, built-in airing cupboard, underfloor heating and wall-mounted gas boiler. Double glazed window.

Cloaks/WC

Two-piece suite comprising wall-mounted wash-hand basin and low flush WC. Double glazed window.

Outside

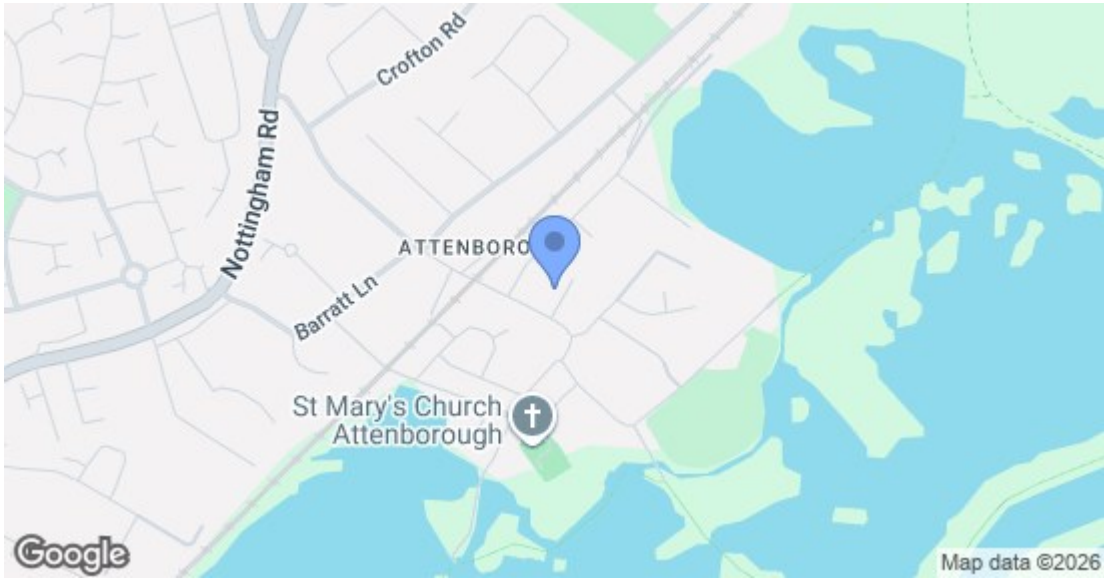
The property is situated on an enclosed level and generous garden plot, enclosed to all sides with some fencing, brick wall and natural hedge, enhancing privacy. The property is approached by a gated driveway providing parking for several vehicles and leading to the integral garage, the current owners use the kitchen door as the main access point and there is a pathway running to the front, and the front entrance door. The front gardens are set to lawn with the attractive and well attended bedding with shrubs and specimen trees. The pathway runs along to the main gardens found at the far side of the property, where there is an attractive raised patio area with pergola and mature gardens centres around lawns with flower and shrub borders and a variety of trees. To the rear elevation is a further garden area laid to lawn with shrub beds and there is a useful garden shed and storage area behind the garage.

Garage

18'11" x 15'2" (5.78m x 4.64m)

Light and power and EV charging point. Currently with a ladder style staircase leading mezzanine storage which is boarded and panelled and also gives crawl access to main loft space.





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		
(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.