



Allendale Avenue,
Attenborough, Nottingham
NG9 6AN

£305,000 Freehold



A well presented chalet style two/three bedroom detached bungalow.

Tucked away towards the head of a popular cul-de-sac just a short walk from Attenborough Nature Reserve and train station, this excellent property offers versatile accommodation with bedrooms to both the ground and first floor.

In brief, the well proportioned interior comprises: Entrance hallway, a generous lounge, dining room/bedroom three, kitchen and bathroom to the ground floor. Rising to the first floor are two good sized double bedrooms.

Outside the property has low maintenance gardens to both front and rear and a driveway providing ample car standing with a car port and detached garage beyond.

Likely to be of appeal to a variety of potential purchasers but considered ideal for a family or those looking towards retirement, this excellent property is well worthy of viewing.



Entrance Hallway

A UPVC double glazed entrance door with flanking windows leads to hallway with radiator, stairs off to first floor landing, under stairs cupboard and further useful storage cupboard.

Sitting Room

20'2" x 12'10" (6.17 x 3.92)

With UPVC double glazed window to the front, radiator, fuel effect gas fire with feature Adam style surround and hearth.

Dining Room/Bedroom Three

11'11" x 9'10" (3.64 x 3.01)

With UPVC double glazed window and radiator.

Kitchen

12'0" x 9'10" (3.66 x 3.01)

With a range of fitted wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap, Hotpoint gas cooker with air filter above, plumbing for a washing machine, wall mounted Worcester boiler, further appliance space, radiator, UPVC double glazed window and door to the rear garden.

Shower Room

Incorporating a three piece suite comprising WC, wash hand basin inset to vanity unit, double shower cubicle with Triton shower over, fully tiled walls, radiator and UPVC double glazed window.

First Floor Landing

With loft hatch and useful eaves storage space.

Bedroom One

12'11" x 11'9" (3.96 x 3.59)

With UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Two

12'0" x 11'9" (3.68 x 3.60)

With UPVC double glazed window and radiator.

Outside

To the front the property has a landscaped low maintenance garden with gravel and a driveway with further gated driveway and car port which runs along the side of the property to the detached garage to the rear.

To the rear the property has an enclosed and landscaped low maintenance garden with a patio and useful outside tap.

Garage

19'7" x 7'10" (5.99 x 2.41)

With up and over door to the front, UPVC double glazed windows to side, light and power.





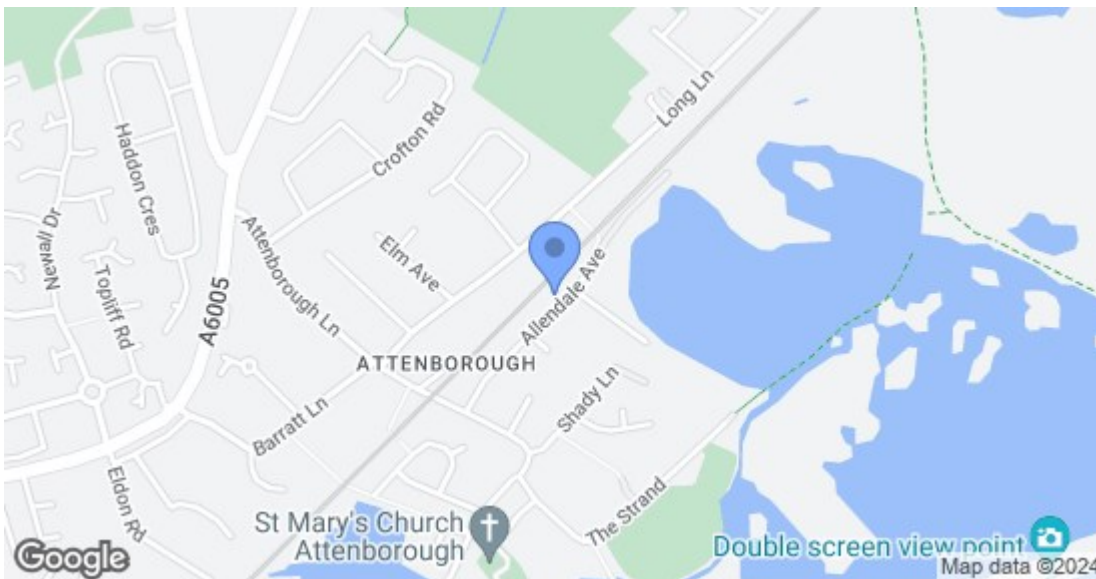
GROUND FLOOR

1ST FLOOR



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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 condition or efficiency can be given. Made with Mirograph (2023)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	

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