

HoldenCopley

PREPARE TO BE MOVED

Attenborough Lane, Beeston, Nottinghamshire NG9 5JP

Guide Price £270,000 - £290,000

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NO UPWARD CHAIN...

Nestled in a sought-after location, this well presented three-bedroom semi-detached house is ready for buyers seeking a home to move straight into. Perfectly blending comfort and practicality, the property is within close proximity to an array of amenities, including the scenic Attenborough Nature Reserve, local shops, excellent transport links, and reputable schools. The ground floor welcomes you with an entrance hall leading to a cozy living room, a modern fitted kitchen, and a sleek three-piece bathroom suite. Adding to its versatility is an expansive double garage, perfectly suited for use as a workshop, secure parking, or ample additional storage space. Upstairs, the first floor boasts three well-proportioned bedrooms, along with access to a loft for further storage needs. Outside, the front features a convenient driveway, while the private rear garden offers a serene retreat with a patio, well-maintained lawn, and a charming mature apple tree. This property combines location and functionality, making it an ideal choice for a variety of buyers.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Modern Ground Floor Three Piece Bathroom Suite
- Expansive Double Garage & Driveway
- Private Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, panelled walls, a radiator, double-glazed windows to the side elevations, recessed spotlights and a single UPVC door providing access into the accommodation.

Living Room

11*10" x 14*11" (3.61m x 4.55m)

The living room has a double-glazed bow window to the front elevation, carpeted flooring, a radiator, a dado rail, a decorative surround, wall-mounted light fixtures and coving.

Kitchen

10*9" x 11*9" (3.28m x 3.58m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, a sink and a half with a drainer, a gas hob, space and plumbing for a washing machine, wood-effect flooring, a radiator, a dado rail, partially tiled walls, coving, a double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Bathroom

7*8" x 6*10" (2.34m x 2.08m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted panelled double-ended bath with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, tile-effect flooring, a radiator, partially tiled walls, recessed spotlights, an extractor fan and double-glazed windows to the side and rear elevations.

Garage

20*9" x 34*4" (6.32m x 10.46m)

The double garage has lighting, power points, an outdoor tap, double-glazed windows to the side elevations, a polycarbonate roof, a roller garage door and two sets of double wooden gates.

FIRST FLOOR

Landing

The landing has carpeted flooring, panelled walls, a dado rail, a built-in cupboard, a double-glazed window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

15*11" x 11*9" (4.60m x 3.58m)

The main bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Two

10*9" x 11*9" (3.28m x 3.58m)

The second bedroom has a double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

8*8" x 6*11" (2.64m x 2.11m)

The third bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator and access into the loft.

OUTSIDE

Front

To the front of the property is a driveway and a garden with a lawn and mature shrubs.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio, a lawn and a mature apple tree.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 3G & 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Medium risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

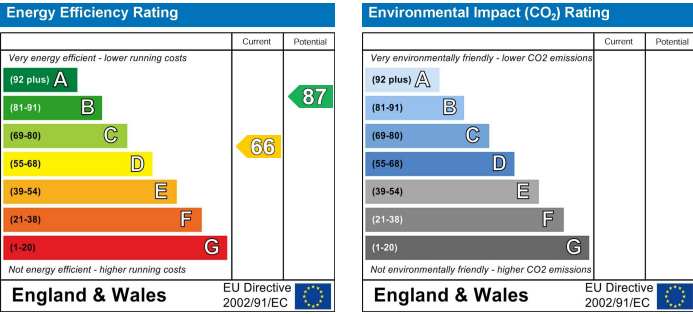
Council Tax Band Rating - Broxtowe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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