

HoldenCopley

PREPARE TO BE MOVED

St. Marys Close, Attenborough, Nottinghamshire NG9 6AT

Guide Price £475,000 - £500,000

St. Marys Close, Attenborough, Nottinghamshire NG9 6AT



GUIDE PRICE £475,000 - £500,000

DETACHED BUNGALOW IN PRIME LOCATION...

Having been lovingly owned by the same family since it was built, this deceptively spacious three-bedroom detached bungalow is bursting with potential and offers a fantastic opportunity for any buyer looking to put their own stamp on a property. Well-maintained throughout, this home could benefit from some modern updates, making it ideal for a range of buyers — from families to downsizers or those seeking generous single-level living. Situated in a sought-after residential location, the property enjoys easy access to a wealth of local amenities, excellent transport links, great schools, and the beautiful Attenborough Nature Reserve — perfect for leisurely walks and outdoor activities. Internally, the accommodation comprises an enclosed porch, a spacious living room with open access into the dining area, a fitted kitchen, and a versatile sitting room offering additional reception space. There are three well-proportioned bedrooms, a three-piece bathroom suite, and loft access providing scope for further development. Outside, the property benefits from a well-tended front garden, a large driveway with parking for up to five vehicles, and a double garage providing ample storage or workshop space. To the rear is a private garden with a lawn, mature shrubs, and a garden shed — offering a peaceful retreat with plenty of room for outdoor entertaining. Occupying a generous plot, this property offers the potential to extend or develop further, making it a versatile home for a range of buyers.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Three Reception Rooms
- Well Appointed Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking & Double Garage
- Private Enclosed Rear Garden
- Sought After Location
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Porch

6'9" x 5'4" (2.06m x 1.63m)

The porch has a UPVC double-glazed obscure window to the side elevation, carpeted flooring and a single UPVC door providing access into the accommodation.

Living Room

19'8" x 12'8" (6.00m x 3.88m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a feature fireplace with a brick surround and tiled hearth, coving and open access into the dining room.

Dining Room

9'4" x 9'11" (2.85m x 3.03m)

The dining room has a UPVC double-glazed window to the side elevation, carpeted flooring, a serving hatch into the kitchen and coving.

Kitchen

10'9" x 11'3" (3.30m x 3.45m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, fridge and washing machine, a gas hob, a sink and a half with a drainer and a swan neck mixer tap, tiled flooring, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door providing side access.

Hall

11'3" x 6'0" max (3.44m x 1.84m max)

The hall has carpeted flooring, built-in cupboards and access into the loft via a drop-down ladder.

Master Bedroom

11'3" x 10'11" (3.45m x 3.35m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, fitted floor to ceiling wardrobes and access into the loft via a drop down ladder.

Bedroom Two

12'7" x 8'3" (3.85m x 2.53m)

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

Bedroom Three

8'3" x 10'7" (2.52m x 3.25m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a built-in wardrobe.

Bathroom

6'8" x 6'3" (2.04m x 1.93m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a wall-mounted mirrored cabinet with recessed spotlights, a fitted shower enclosure with an electric shower, tiled flooring and walls, a recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Sitting Room

12'0" x 14'7" (3.68m x 4.45m)

The sitting room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a gas fireplace with a decorative surround, coving, UPVC double-glazed windows to the rear elevation and a UPVC single door providing access out to the garden.

OUTSIDE

Front

To the front is a garden with a lawn and a driveway leading to the double garage.

Rear

To the rear is a private garden with a lawn, mature shrubs and a shed.

Garage

18'10" x 17'4" (5.75m x 5.30m)

The garage has a window to the rear elevation, a single door providing rear access, lighting, power points and an electric garage door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating/Warm Air Heating System

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Any shared or communal facilities? Drain in neighbors front garden

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band E

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.

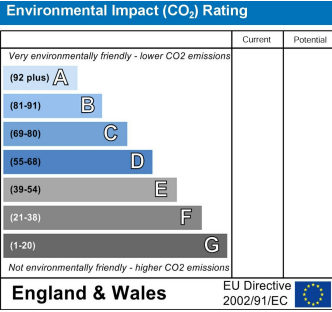
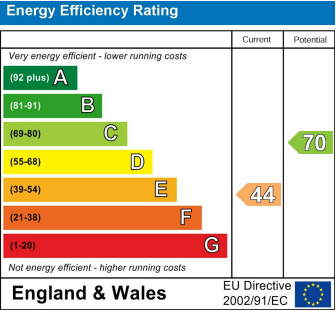
The vendor has advised the following:

Property Tenure is Freehold

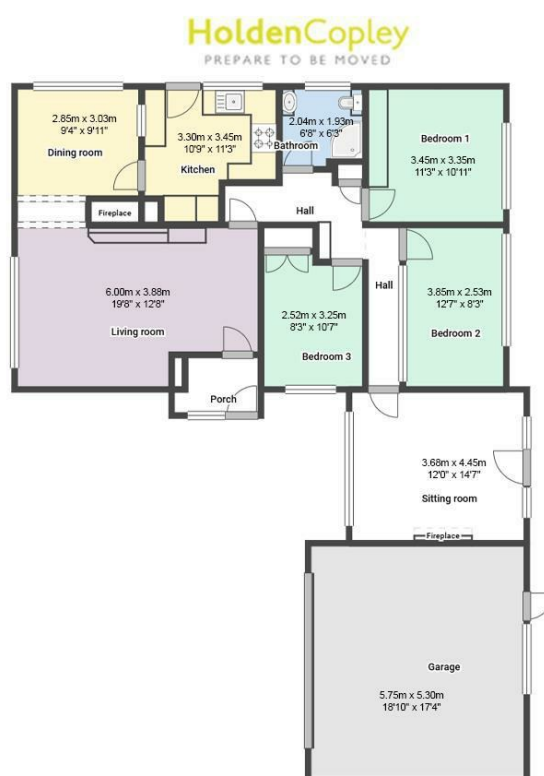
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



St. Marys Close, Attenborough, Nottinghamshire NG9 6AT



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.

© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.