



# Long Lane

Attenborough  
NG9

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**Guide Price £1,000,000**

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## Property Type

 Detached


## Bedrooms

 6

## Bathroom

 2

## Size

 3,279 sq m

## Tenure

Freehold

 [Gallery](#)

 [Location](#)

 **0115 646 3924**

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LETTINGS & PROPERTY MANAGEMENT

# Long Lane Attenborough, Nottingham, NG9

With a wealth of original features mixed with recently renovated rooms Norfolk House has a huge amount to offer.

Upon entering you are greeted with a long entrance hallway, panelled walls and Parquet flooring. Allowing access to the front reception rooms. The main living room benefits from an open fire, original ceiling rose, cornice and large sash windows to the front and rear aspect. Leading to the front orangery with tiled flooring, fitted blinds and ample space for additional seating. A Second reception room to the front of the property is perfect as a formal dining room, allowing plenty of natural light and houses a large dining table and seating. With access to a further lounge/children's playroom with view to the rear aspect.

An extended kitchen/diner with snug, benefiting from the original features and exposed brick. A newly fitted Stephen Christopher design kitchen, with modern features and island unit with storage. Quooker Hot Tap, Siemens ovens & hot drawers as well as a double drinks fridge are just a few of the integrated appliances on display in this well-designed area. The large island unit within the centre of this room offers ample seating, perfect for hosting/entertaining. Velux and wrap around windows allow plenty of natural light and viewing of the enclosed rear garden.

Further benefits to the ground floor accommodation include, downstairs w/c with wash hand basin, walk in pantry/utility with plenty of space for storage and further appliances.





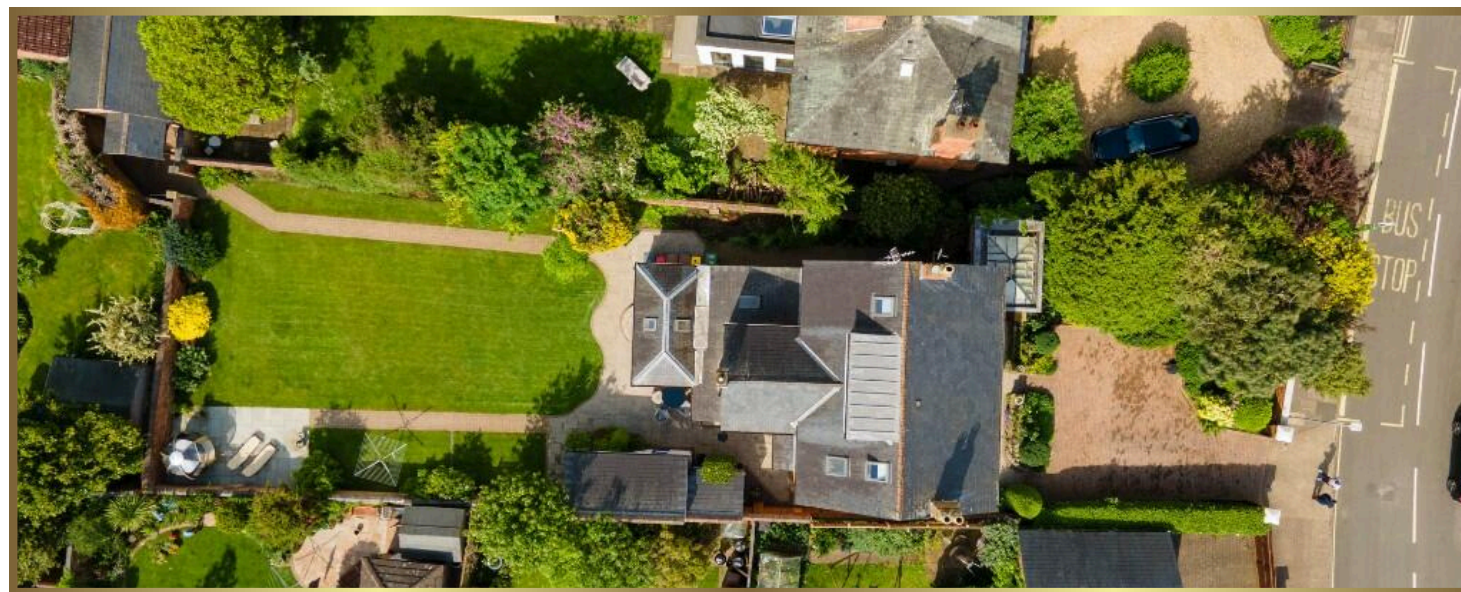
Externally the property has walled gardens to the front with flower and shrub borders, a block paved driveway and pedestrian access to either side of the property. To the rear, fully enclosed, well tended lawns and borders with multiple patio areas allowing plenty of space for garden furniture. A pathway leading to the garage where access is off Ireton Grove.

An early viewing of this family residence in this conservation area village location which is close proximity to Attenborough station with links to Nottingham Derby, comes highly recommended.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.



Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



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# Interested in this property?

Contact Merritt Estates on 0115 646 3924

**Merritt Estates**

The Quadrant, Nuart Road, Beeston, Nottingham, NG9 2NH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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