



Five bedroom Semi-Detached House located in Attenborough.

Asking Price Of
£535,000

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LETTINGS & PROPERTY MANAGEMENT

68 Crofton Road, Attenborough, Nottingham, NG9 5HW



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EPC

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1,7
36

FULL DESCRIPTION

Having been extended to the side and rear and benefiting from a loft conversion, solid oak doors throughout, this property, which has a bright and contemporary feel, offers spacious and versatile accommodation arranged over three floors.

The property would appeal to a variety of potential purchasers, but is considered ideal for a family looking for larger accommodation.

In brief, the stylish interior with quality fixtures and fittings throughout comprises entrance hall, sitting room with surround sound wiring, open plan family room with kitchen diner, utility and W.C to the ground floor. To the first floor are three good sized bedrooms and a family bathroom; and to the second floor are two further good sized bedrooms and a shower room.

Outside, the property has a drive to the front with space to park two cars plus a garage. To the rear of the property, you will find a primarily lawned garden with mature trees and ample solid wood, built in storage.

Occupying an established and popular residential location, convenient for easy access to Attenborough Nature Reserve and train station and being well placed for local shops, schools, parks and a range of other facilities, this great property is well worthy of viewing.

A composite double glazed entrance door leads to:

Porch - tiled flooring, inset ceiling spotlights and a second oak door leading to the hallway

Hallway - Karndean flooring, radiator, under stairs cupboard and a UPVC double glazed window.

Lounge - UPVC double glazed window to the front aspect and radiator.

Sitting Room - Karndean flooring, radiator and inset ceiling spotlights.

Kitchen Diner - Kitchen: With a good range of modern, fitted wall and base units, granite work surfacing with splashbacks, sink with mixer tap, inset gas hob with extractor above, inset electric oven and grill, integrated dishwasher, fridge and freezer, tiled flooring, UPVC double glazed window, inset ceiling spotlights and a full height ceiling.

Dining area: Two Velux windows, UPVC double glazed patio doors leading to the rear garden and inset ceiling spotlights.

Utility - Fitted wall and base units, work surfacing, single sink and drainer with mixer tap, plumbing for a washing machine, further appliance space, tiled flooring, Velux window, inset ceiling spotlights and radiator.

W.C - W.C, wall mounted wash hand basin with tiled splashbacks, tiled flooring and radiator.

First Floor Landing - solid oak bannisters, inset ceiling spotlights, UPVC double glazed windows, a feature radiator with inset mirror and stairs to the second floor landing.

Bedroom 1 - UPVC double glazed window, radiator, fitted wardrobes and inset ceiling spotlights.

Bedroom 2 - UPVC double glazed window and radiator.

Bedroom 3 - UPVC double glazed window, radiator, fitted cupboard and inset ceiling spotlights.

Bathroom - excellent quality, modern suite comprising W.C, twin wash hand basins inset to vanity unit with mirror above, bath with shower handset, Quartz tiled walls and a feature slate wall, heated towel rail, UPVC double glazed windows, inset ceiling spotlights and karndean flooring.



Second Floor Landing - solid oak bannisters, access point to the loft and a further fitted cupboard.

Bedroom 4 - UPVC double glazed window and radiator.

Bedroom 5 - Twin Velux windows and radiator.

Shower Room - W.C, wash hand basin, shower cubicle with overhead shower and further body jets, fully tiled walls, tiled flooring, wall mounted heated towel rail, inset ceiling spotlights, extractor fan and UPVC double glazed window.

Outside - To the front, a block paved driveway with parking for two cars and an integral garage. To the rear, the property has an enclosed, primarily lawned garden with mature shrubs and trees, two patio areas, solid wood built in garden sheds, an outside tap and power point.

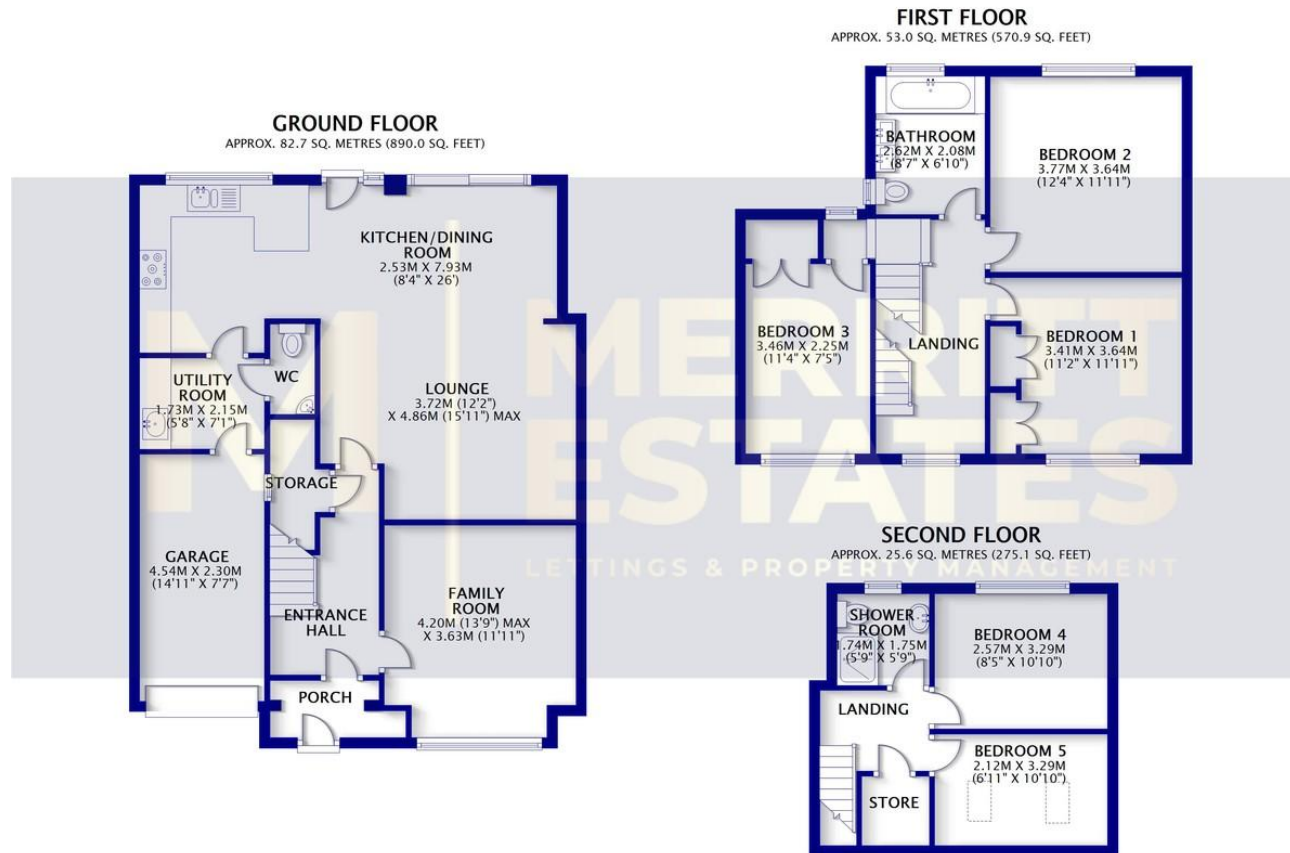
Garage - Up and over door to the front, pedestrian door to the rear, light, power and water supply.

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.

FLOORPLAN



TOTAL AREA: APPROX. 161.3 SQ. METRES (1736.0 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

Q106 The Quadrant, Nuart Road, Beeston, Nottingham, Nottinghamshire, NG9 2NH

E info@merritstates.com

T 01156463924

www.marriottstates.com

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