



4 Bedroom Detached House located in Attenborough.

Asking Price
£550,000

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LETTINGS & PROPERTY MANAGEMENT

4 Ladybridge Close Attenborough Nottingham NG9 6BS



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An extended and well-presented four-bedroom detached family home. Located on a spacious plot, in a quiet cul-de-sac in Attenborough. Benefiting from ample car standing space, a detached double garage and private fully enclosed rear gardens.

Having undergone recent upgrades, this property simply is unique with modern fixtures & fittings, bathrooms and kitchen. UPVC double glazing and gas central heating. Accommodation comprises of an entrance hallway with storage and space for cloaks. Doors leading to a downstairs shower room with utility cupboard and plumbing for a washing machine and Tumble Dryer. Sliding door to an extended open plan kitchen with both base and wall units, providing plenty of storage, integrated appliances and breakfast bar seating. Living and dining space with bi-fold doors leading to the rear garden. A further opening leading to another reception room/living space.

With multiple windows to the side and rear aspect, Velux windows and spotlights, this space offers a light and airy room ideal for a variety of purchasers. In addition, on the ground floor, the master bedroom and en-suite shower room.

To the first floor, a family bathroom with shower over the bath and three further bedrooms.

This property is considered an ideal opportunity for growing families.

Externally to the front of the property a spacious gravel drive offering ample car standing with electric sockets and outside tap. Gated side access leads to the well-maintained rear gardens, with a combination of gravelled area, patio and decking ideal for al fresco dining. In addition, a storage shed and mixture of beds and borders. All boundaries are fenced.

Positioned in the rear garden, a further room ideal for home office or workspace, a garden room having been fully insulated, benefiting from UPVC Double glazed doors, electric and power.

A detached double garage providing storage for vehicles if required, with side access to the garden. Power and lighting throughout.

Within walking distance of Attenborough Village/Nature Reserve, parks, and Attenborough Train Station. Midway between Long Eaton and Beeston Town Centres and within easy striking distance of the A52 and M1 Motorway.

This property is not one to be missed, with modern features, ample space and a Garden Room. Viewing 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.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

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.

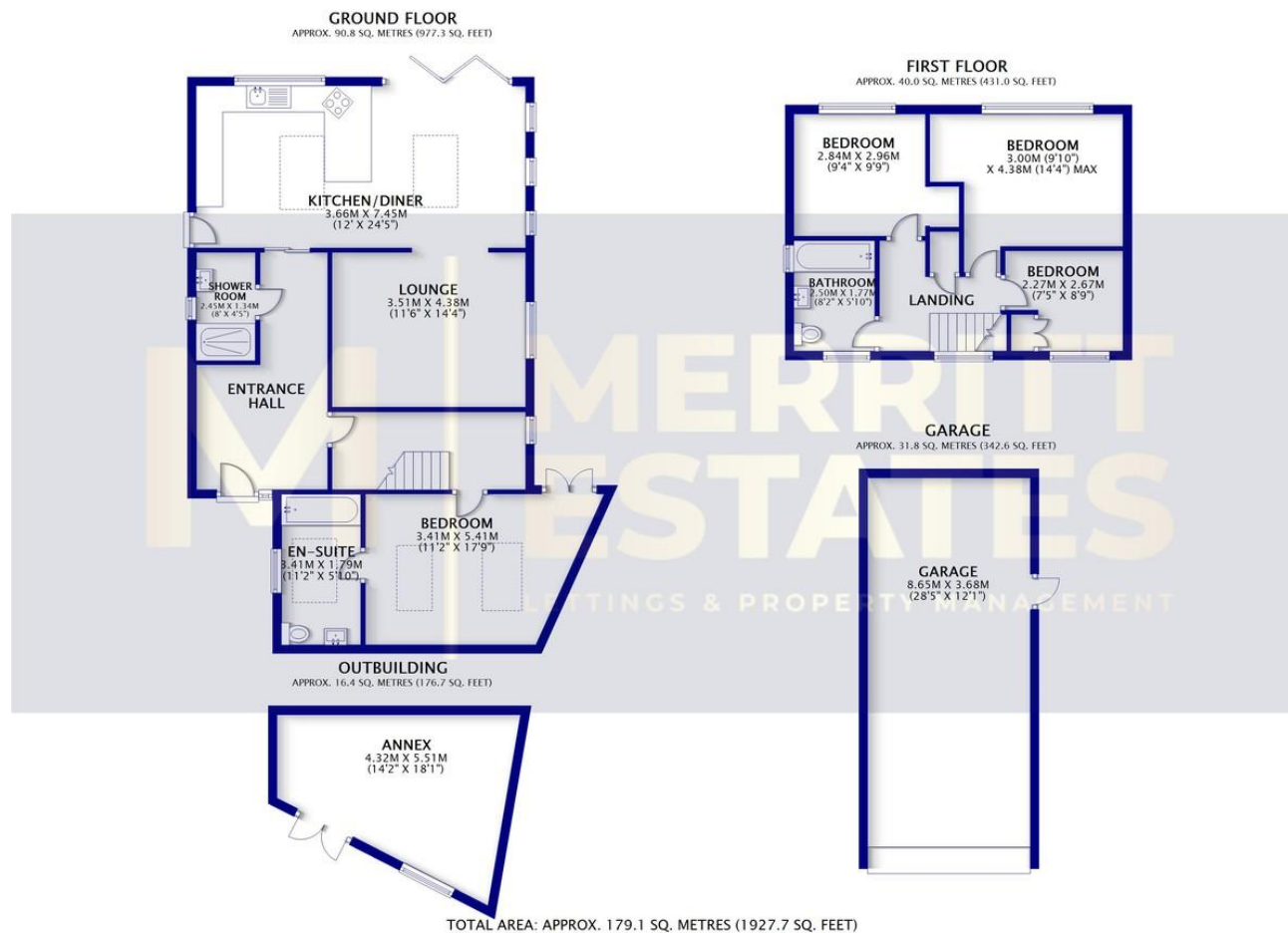
We hold independent redress with The Property Ombudsman



Score	Energy rating	Current	Potential
92+	A	66 D	84 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



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