



Eight bedroom Detached House located in Attenborough.

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£1,500,000

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LETTINGS & PROPERTY MANAGEMENT

49 The Strand Attenborough Nottingham NG9 6AU



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A period eight bedroom Edwardian, gentleman's residence, known as "Brookside", built in 1906, further extended in 1932 and 2016. Situated in a most private and secluded setting, tucked away from the hustle and bustle of everyday life, yet minutes from Nottingham city by train, the A52 & M1 motorway. Attenborough village has a private nursery school, is located around 3 miles from Trent College and has a daily bus service to Nottingham High School.

Built by John Rigby Poyser, a prominent local Nottingham architect, who resided there with his family until sold to the current residents in 2001.

Enjoying this conservation area location, the property has been fully modernised and upgraded throughout whilst maintaining its original features of open fireplaces, wooden doors, picture rails and floors.

Extensive family accommodation over three floors and benefiting from a formal reception room and dining space as well as family snug.

Upon entering a light and spacious entrance hallway, you are greeted with access to all ground floor rooms, flowing through to the rear of the property and opening into an extended living, dining and breakfast kitchen with snug/morning room and study off.

Further rooms on the ground floor consist of a downstairs W/C, utility room housing gas boilers and a walk-in larder/pantry.

To the first floor, the master suite benefiting from views across local green space, a larger than average en-suite with stand-alone tub and additional double shower. A further dressing room area benefiting from built in wardrobes.

In addition, six double bedrooms and one single bedroom, three of which are on the third floor and two with en-suite shower rooms and built in period wardrobes. A family bathroom with separate shower and bath and heated towel radiator.

Gas centrally heated throughout with feature wood burning stoves, create a warm ambient feel.

Externally the property stands on a substantial plot with gardens to the front. Upon entering through the electric gates, a tree lined driveway and car standing space for multiple vehicles. A double garage with room above, ideal for storage, gym or a games room.

A generous wrap around patio with open fireplace and pizza oven/log store, ideal for those summer evenings and al fresco dining.

The lawned area to the front boasts ample space for family events, with wedding ceremonies previously held, a feature pond with rill and additional summer house with semi-circular patio area.

A further single garage and lawned area with green house to the front of the property are accessed off the bridleway that gives access to Attenborough Nature Reserve.

Early viewing comes highly recommended in order to fully appreciate the quality and space this property has to offer.



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



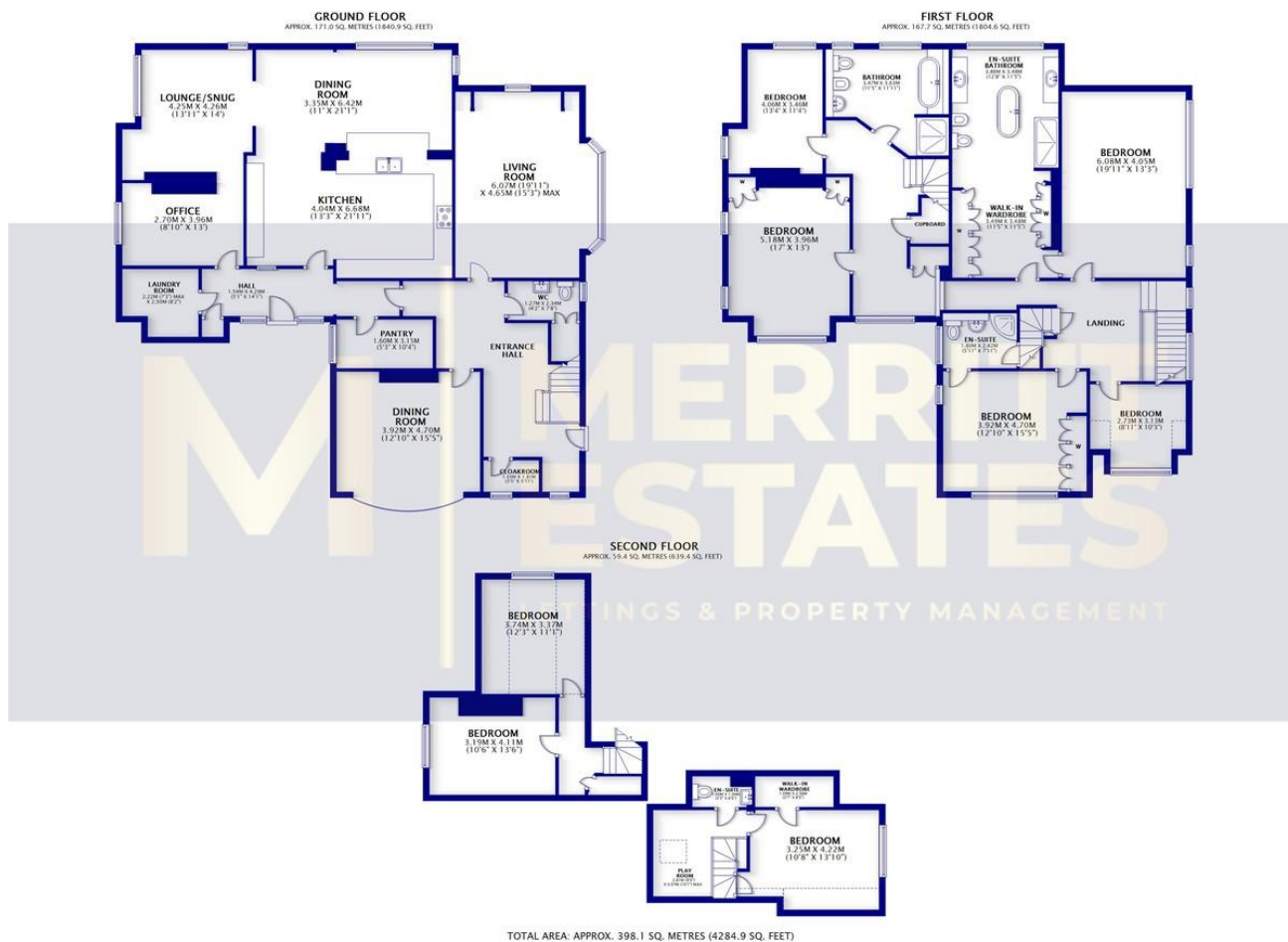


49 The Strand, Attenborough, Nottingham, NG9 6AU

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



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