



Ladybridge Close,
Attenborough, Nottingham
NG9 6BS

£585,000 Freehold



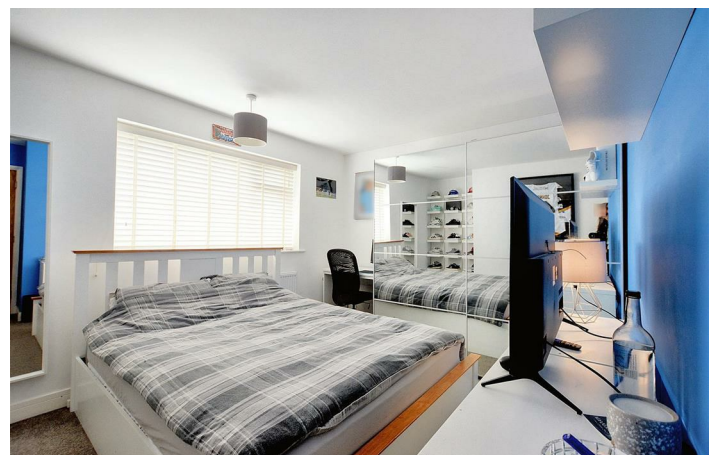
A beautifully presented and well proportioned four bedroom detached house with a large detached garage.

Situated in this sought-after and well established residential location, readily accessible for a variety of local shops and amenities including schools, transport links, playing fields, Attenborough Nature Reserve and Chilwell Retail Park, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief the internal accommodation comprises; entrance hall, an extended and open plan kitchen living diner area, shower room/utility room, inner hallway and main bedroom suite to the ground floor, rising to the first floor you will find a further three good sized bedrooms and a family bathroom.

Occupying a spacious plot with gardens to the front, rear and side. To the front of the property you will find a large gravel driveway offering ample car standing, stocked borders, outside water tap, double power socket and gated side access leading to the well maintained private and enclosed rear garden which includes a gravelled area, patio and two separate lawned areas, a range of stocked beds and borders, useful storage shed, an area with decking to the side perfect for entertaining and fence boundaries.

Having been fully upgraded, extended and reconfigured by the current vendors, this wonderful property benefits from a range of modern fixtures and fittings throughout, including new kitchen and bathrooms, new UPVC double glazing and gas central heating throughout and a light and airy versatile living space. This Property truly must be viewed in order to be fully appreciated.



Entrance Hall

A composite front door with flanking window, radiator, spotlights to ceiling, porcelain tiled flooring and door to the inner hallway, sliding door to the kitchen diner and a door to the shower room.

Downstairs Shower Room

Incorporating a three piece suite comprising; shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashbacks, spotlights to ceiling, extractor, plumbing for a washing machine and tumble dryer and UPVC double glazed window to the side.

Kitchen Diner

24'5" x 12'0" (7.46m x 3.67m)

Fitted with a range of modern wall, base and drawer units, work surfaces, porcelain tiled flooring, sink and drainer unit with mixer tap, integrated electric oven with inset electric hob, space for an American style fridge freezer, integrated microwave and dishwasher, breakfast bar, contemporary radiator, spotlights to ceiling, composite door to the side, two feature Velux windows, UPVC double glazed windows to the rear, three UPVC double glazed window to the side, double glazed aluminium bi-fold doors to the rear and opening into the lounge.

Lounge

14'6" x 11'6" (4.43m x 3.51m)

UPVC double glazed window to the side, porcelain tiled flooring, radiator and spotlights to ceiling.

Inner Hallway

Porcelain tiled flooring, radiator, stairs to the first floor landing, useful under stair storage space, UPVC double glazed window to the side and a door leading into the main bedroom suite.

Main Bedroom Suite

16'6" x 9'11" (5.03m x 3.02m)

A carpeted double bedroom with two feature Velux windows, contemporary radiator, UPVC double glazed French doors leading to the rear decking, spotlights to ceiling and door leading into the en-suite.

En-Suite

Incorporating a three piece suite comprising; panelled bath with rain fall effect shower over, pedestal wash hand basin, low level WC, complementary tiling to walls and floors, wall mounted heated towel rail, spotlights to ceiling, feature Velux window, extractor fan and UPVC double glazed window to the side.

First Floor Landing

UPVC double glazed window to the front, built in storage cupboard, loft hatch and doors leading to the family bathroom and three bedrooms.

Bedroom Two

12'2" x 9'10" (3.73m x 3m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three

9'8" x 9'4" (2.97m x 2.86m)

A carpeted double bedroom with UPVC double glazed window to the rear, built in storage space and radiator.

Bedroom Four

9'1" x 7'8" (2.79m x 2.36m)

A carpeted bedroom with UPVC double glazed window to the front, radiator and built in wardrobe.

Bathroom

Incorporating a three piece suite comprising; L-shaped bath with rain fall effect shower over, pedestal wash hand basin, low level WC, complementary tiling to walls and floor, wall mounted heated towel, spotlights to ceiling, extractor fan and UPVC double glazed window to the front and side.

Outside

Occupying a spacious plot with gardens to the front, rear and side. To the front of the property you will find a large gravel driveway offering ample car standing, stocked borders, outside water tap, double power socket and gated side access leading to the well maintained private and enclosed rear garden which includes a gravelled area, patio and two separate lawned areas, a range of stocked beds and borders, useful storage shed, an area with decking to the side perfect for entertaining and fence boundaries.

Garden Room

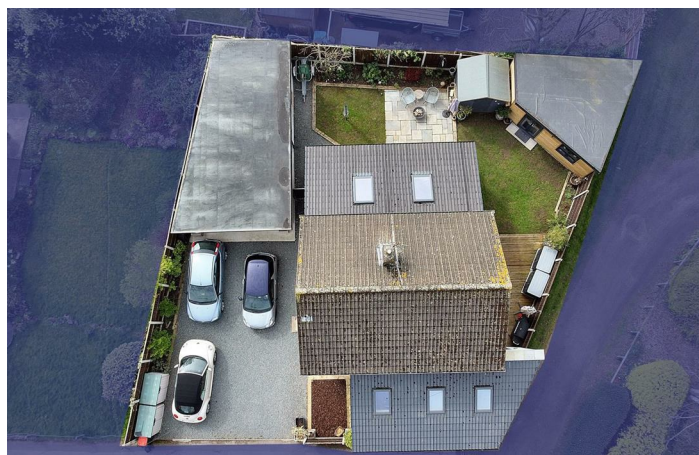
18'2" x 14'8" (5.56m x 4.48m)

A newly constructed versatile garden room which is fully insulated with light and power, tiled flooring, spotlights to ceiling and UPVC double glazed French doors and window to the front.

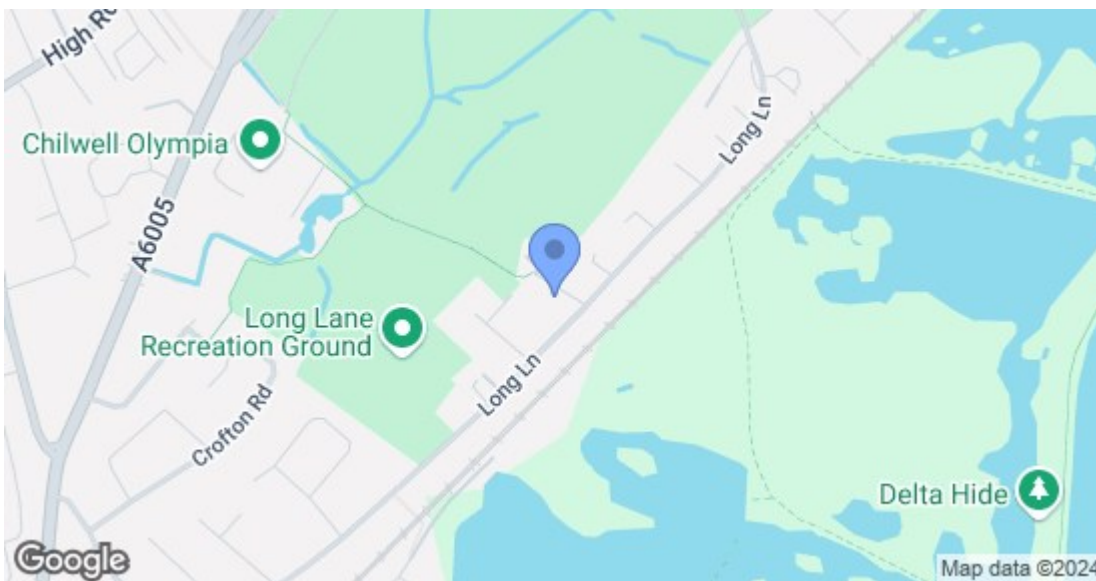
Garage

28'3" x 16'1" (8.63m x 4.92m)

With electric roll up garage door to the front, power and electricity throughout and a pedestrian door to the side.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.