



Crofton Road,
Attenborough, Nottingham
NG9 5HW

£350,000 Freehold



Located on Crofton Road in the picturesque village of Attenborough, this beautifully renovated semi-detached house offers a perfect blend of modern living and traditional charm. With three bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The recent renovations throughout the home ensure a fresh and contemporary feel, making it ready for you to move in without the need for any immediate work. The extension to the rear of the property enhances the living space, allowing for a bright and airy atmosphere that is perfect for both everyday living and hosting gatherings.

The property also features a well-appointed bathroom, designed with comfort and style in mind. Outside, there is convenient parking, adding to the practicality of this delightful home.

Located in the serene surroundings of Attenborough, residents can enjoy the benefits of a peaceful community while still being within easy reach of Nottingham's vibrant city life. This property is a wonderful opportunity for those looking to settle in a desirable area, combining modern amenities with a tranquil setting. Don't miss the chance to make this lovely house your new home.



Entrance Hall

With laminate flooring, UPVC double glazed entrance door with flanking windows, radiator, stairs off to the first floor, useful understairs storage cupboard and doors to the WC, kitchen living diner, and lounge.

Lounge

11'10" x 11'2" (3.63m x 3.41m)

UPVC double glazed bay window to the front, laminate flooring, and radiator.

Kitchen Living Diner

19'3" x 19'1" (5.87m x 5.84m)

Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven and microwave, integrated electric hob with extractor fan over, integrated fridge freezer, washing machine and dishwasher, two Velux windows, a breakfast bar, laminate flooring, two radiators, spotlights, UPVC double glazed window to the rear, UPVC double glazed door the side and UPVC double glazed French doors to the rear.

WC

Fitted with a WC with inset wash-hand basin, laminate flooring, and UPVC double glazed window to the side.

First Floor Landing

With UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

Bedroom One

11'10" x 11'1" (3.63m x 3.39m)

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

Bedroom Two

12'4" x 11'10" (3.78m x 3.63m)

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

Bedroom Three

6'11" x 6'7" (2.12m x 2.02m)

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

Bathroom

Incorporating a brand new four-piece suite comprising: panelled bath, corner shower, wash-hand basin inset to vanity unit, WC, wall-mounted heated towel rail, UPVC double glazed windows to the rear, spotlights and extractor fan.

Outside

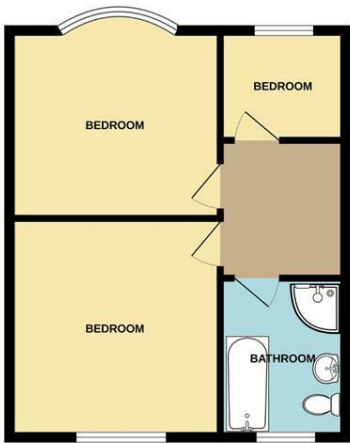
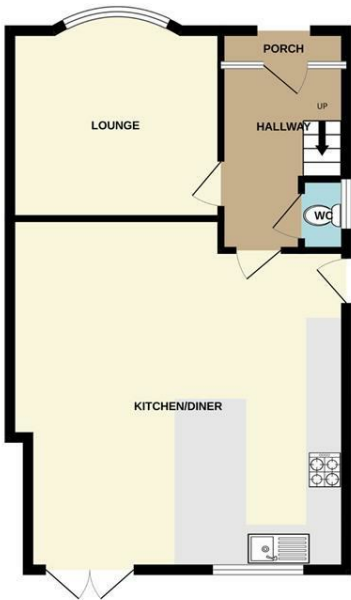
To the front of the property you will find a concrete driveway with gated side access leading to the private and enclosed rear garden with fence boundaries.



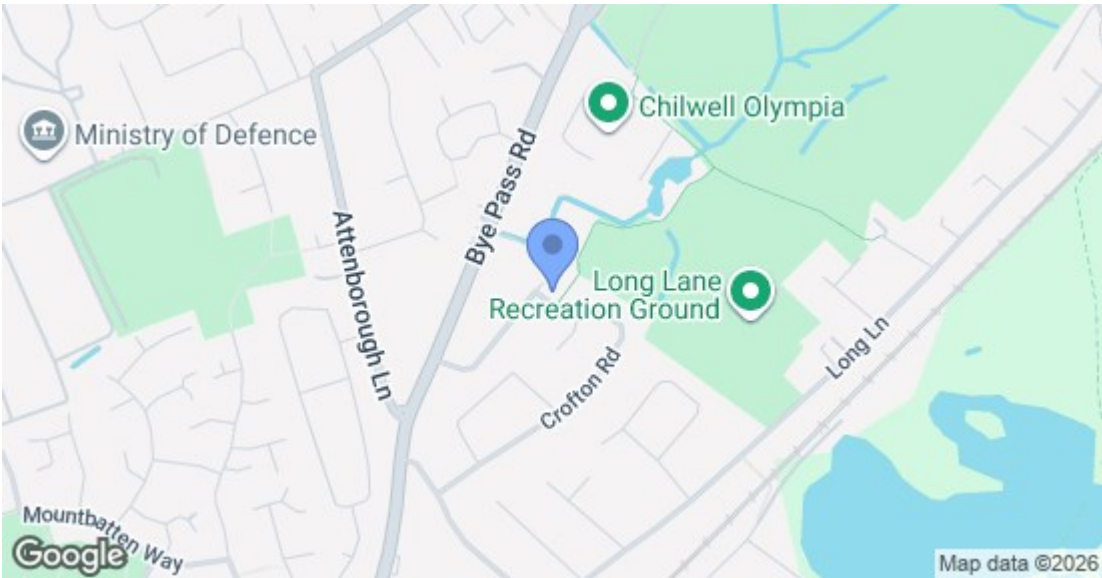


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	73	
(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		

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