



Elm Avenue  
Attenborough Nottingham



# Elm Avenue Attenborough Nottingham NG9 6BH

for sale offers over  
**£700,000**



## Property Description

**\*\* BAGS OF CHARACTER\*\*** Burchell Edwards are proud to bring to market this characterful 4 bedroom detached home in the beautiful location of Attenborough. In brief the property comprises of; grand entrance hallway, study, lounge, downstairs W/C, New kitchen diner with fully fitted appliances and island. To the first floor are; four double bedrooms with the main benefitting from a en-suite and a dressing room with a family bathroom. To the front of the property is a large side block paved driveway providing fantastic off road parking and to the rear is a private secure garden which is mainly laid to lawn with a patio area out of the patio doors. For your chance to view this beautiful property, please call the office today.

## Entrance Hallway

The property is accessed via composite front door leading into the hallway where there are two vertical radiators, understairs storage cupboard, double glazed window to the front elevation, double glazed bay window to the side, open stairs leading to the first floor with double glazed gallery window, double doors leading into the dining room and doors off to:

## Dining Room

15' 10" x 14' ( 4.83m x 4.27m )

Having double glazed bow bay window to the front elevation, double glazed window to the side elevation, a radiator and laminate flooring.

## Lounge

13' 5" x 13' 5" ( 4.09m x 4.09m )

Having double glazed patio doors leading out to the rear garden, laminate flooring and a radiator.

## Kitchen

19' 11" x 15' 3" ( 6.07m x 4.65m )

Newly fitted kitchen with a range of matching modern wall and base units with work surfaces over and incorporating a stainless steel sink and drainer with mixer tap over, integrated gas hob with stainless steel extractor over, integrated electric oven and microwave, tiled splashbacks, centre island breakfast bar, tiled flooring, spot lighting, double glazed window to the front and side elevations and door to the utility room.

## Utility Room

Having double glazed window to the side elevation, door to the rear elevation giving access to the rear, storage cupboard housing the boilers and door to the W.C. there is also a work top and stainless steel sink and drainer.

## W.C

With low flush WC, wash hand basin, tiled flooring and partly tiled walls, radiator and UPVC double glazed window to the rear.

## First Floor Landing

Having doors off to the bedrooms and steps up to door to the bathroom.

## Bedroom One

13' 5" x 13' 5" ( 4.09m x 4.09m )

Having double glazed window to the front elevation, a radiator and door to the dressing room which has a door to the en suite.

## En Suite

Fitted with a three piece suite comprising of a low level W.C, vanity wash hand basin with chrome mixer tap over, mains fed shower cubicle with sliding glazed door, double glazed frosted window to the side elevation, tiled flooring and tiled splashbacks.

## Bedroom Two

16' x 14' 1" ( 4.88m x 4.29m )

Having double glazed bay window to the front elevation, two double glazed windows to the side elevation and a radiator.

## Bedroom Three

13' 5" x 12' 7" ( 4.09m x 3.84m )

Having double glazed window to the rear and side elevation and a radiator.

## Bedroom Four

12' x 10' 9" ( 3.66m x 3.28m )

Having double glazed window to the side elevation and a radiator.

## Bathroom

Modern fitted four piece suite comprising of a corner bath with shower attachment, wash hand basin, low level W.C and corner glazed shower cubicle with mains fed shower, partly tiled walls, tiled flooring, extractor fan, spot lights and double glazed frosted window to the rear elevation.

## Front

To the front of the property you will find a block paved driveway with ample off road parking to the side and allowing access to the rear garden.

## Rear

The rear garden has secured fence boundaries and a patio area from the dining room. It is mainly laid to lawn and private allowing the perfect space to host in those warm summer months.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E eastwood@burchelledwards.co.uk**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

**EPC Rating: D**

Tenure: Freehold

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