



Three-Bedroom Semi-Detached House located in Attenborough.

Asking Price:
£315,000

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M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

72 Crofton Road Attenborough Nottingham NG9 5HW



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1085.5
sq ft

This attractive three-bedroom semi-detached house offers well-presented and significantly improved accommodation, ideally suited to families, first-time buyers or those seeking a conveniently located home.

Occupying a wide fan-shaped plot, the property enjoys excellent outside space, with a driveway providing ample car standing, a garage and an enclosed rear garden benefiting from a pleasant sunny aspect. There is also potential for a rear extension, subject to the necessary planning permissions.

The property has been thoughtfully updated and benefits from double-glazed windows, gas-fired central heating, new kitchen appliances and a modernised bathroom, providing comfortable and practical living accommodation throughout.

Internally, the accommodation is arranged around a welcoming entrance hall, leading into a spacious lounge, separate dining room with dividing door, and a stylish kitchen.

To the first floor are three bedrooms, together with a modern family bathroom incorporating a WC.

Externally, the property enjoys a generous frontage with driveway and garage, while the enclosed rear garden provides a private and sunny outdoor space, ideal for relaxing or entertaining.

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.

FLOORPLAN



TOTAL AREA: APPROX. 100.9 SQ. METRES (1085.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

**Q106 The Quadrant, Nuart Road, Beeston,
Nottingham, Nottinghamshire, NG9 2NH**

E [info@merritte state s.com](mailto:info@merrittestate s.com)

T 01156463924

www.merrittestate s.com