Robert Ellis

look no further...







Ireton Grove,
Attenborough, Nottingham
NG9 6BJ

Offers In The Region Of £850,000

Freehold

0115 922 0888

/robertellisestateagent @robertellisea



A CHARMING AND SPACIOUS EDWARDIAN FIVE-BEDROOM DETACHED HOUSE, LOCATED ON A GENEROUS PLOT OF JUST UNDER ½ ACRE, WITH A DETACHED DOUBLE GARAGE.

Situated at the end of a cul-de-sac on a desirable road in the heart of Attenborough village, Meadow Cottage is within easy reach of a variety of local shops and amenities including schools, transport links and Attenborough Nature Reserve. This is a rare and perfect opportunity for an incoming purchaser to upgrade and reconfigure to suit their own personal taste and requirements.

In brief, the internal accommodation comprises an enclosed entrance porch, hallway, living room, separate dining room, study, family room, kitchen, utility room and wc; and in the ground-floor annex, there is a kitchen, open-plan living room/bedroom area, private front door, entrance hall and bathroom/wc.

On the first floor you will find the master en-suite bedroom, three further good-sized, double bedrooms (one with a basin and shower), the family bathroom and a useful storeroom.

Meadow Cottage sits on a generous plot of just under half an acre, with gardens all around. To the front of the property is a private, paved driveway, offering ample parking and leading to a double garage. A wide variety of mature trees and shrubs, a paved patio, shed and lawned area continue around the side of the property and to the back. There is decking outside the main kitchen, overlooking the generous, lawned garden, planted with many trees, bushes, flowers and plants.
This fantastic and unique property is offered to the market with the benefit of an extended, versatile ground floor annex. There is also huge potential to extend the property, subject to the relevant planning permissions. Meadow Cottage truly needs to be viewed in order to be fully appreciated.





Front Porch
With an entrance door, tiled flooring, windows to the front and side, power points and secondary door, opening onto the entrance hall.

Entrance Hall
With original herring-bone parquet flooring, radiator, stairs to the first floor.

Dining Room
14'5" x 11'3" approx (4.39m x 3.43m approx)
A carpeted reception room with a large UPVC double-glazed bay window to the front, original beamed ceiling, curved radiator, second radiator and door to the study.

Study
13'5" x 10'0" approx (4.09m x 3.05m approx)
Hardwood flooring, UPVC double-glazed window to the front and side and a radiator.

Living Room
22'4" x 19'7" approx (6.81m x 5.97m approx)
A spacious, carpeted reception room with three radiators, UPVC double-glazed windows to the side and front, UPVC double-glazed French windows to the garden, plus a characterful open fireplace with tiled surround and hearth.

Kitchen
17'4" x 13'5" approx (5.28m x 4.09m approx)
With a range of wall, base and drawer units, work surfaces, one-and-a-half bowl sink and drainer unit with mixer tap, integrated double electric oven, integrated electric hob with extractor fan over, integrated dishwasher, space for a fridge freezer and microwave, a kitchen island with breakfast bar, laminate flooring, UPVC double-glazed window to the side, a radiator and UPVC double-glazed French doors to the garden.

Utility Room
10'7" x 7'1" approx (3.23m x 2.16m approx)
Sink with hot and cold taps, plumbing for a washing machine and tumble dryer, tiled walls, radiator, UPVC double-glazed back door and window, as well as a door to the downstairs wc.

Downstairs WC
Fitted with a high-flush WC and UPVC double-glazed window to the rear.

Family Room
13'9" x 11'2" approx (4.19m x 3.40m approx)
UPVC double-glazed window to the rear, fitted cupboards, beamed ceiling, radiator, with sliding door to the utility room and door to the annex kitchen.

Annex Kitchen
11'6" x 6'11" approx (3.51m x 2.11m approx)
Fitted with base units, work surfaces, sink and drainer unit, gas connection for a cooker, space for a fridge freezer, radiator, built-in cupboard housing a Worcester boiler, UPVC double-glazed window to the rear and a door to the living room/bedroom five.

Annex Living Room/Bedroom Five
19'9" reducing to 10'8" x 16'7" reducing to 10'5" (6.04m reducing to 3.26m x 5.06m reducing to 3.19m)
A generous, carpeted L-shaped room with two radiators, two UPVC double-glazed windows, UPVC double-glazed French doors with flanking windows onto the back lawn and a door to the entrance hall.

Annex Entrance Hall
UPVC double-glazed entrance door and door to the living room/bedroom five and bathroom/wc.

Annex Bathroom
Incorporating a three-piece suite comprising a panelled bath with electric shower over, pedestal hand basin, wc, tiled floor and walls, radiator and UPVC double-glazed window to the front.

First Floor Landing
With a large storage room with window to the rear, just before the top of the stairs, a radiator and doors to the bathroom and four bedrooms.

Main Bedroom Suite
18'7" x 13'1" approx (5.66m x 3.99m approx)
A carpeted, double bedroom with built-in wardrobes, drawers and dressing table, attractive ceiling beams, two radiators, two UPVC double-glazed windows to the front, UPVC double-glazed window to the side and a door to the en-suite.

En-Suite
Incorporating a three-piece suite with electric shower, basin inset to vanity unit, wc, tiled flooring and splashbacks, heated towel rail, extractor fan and electric shaver point.

Bedroom Two
16'2" x 12'1" approx (4.93m x 3.69m approx)
Hardwood flooring, built-in wardrobe, original beamed ceiling, UPVC double-glazed window to the front and built-in bay window seat, UPVC double-glazed window to the side, radiator, part-panelled walls, decorative fireplace with exposed brick surround and tiled hearth.

Bedroom Three
13'8" x 11'2" approx (4.19m x 3.41m approx)
Hardwood flooring, radiator, built-in wardrobe, shower cubicle, pedestal wash basin and UPVC double-glazed window to the rear.

Bedroom Four
11'10" x 11'8" approx (3.62m x 3.57m approx)
A carpeted, double bedroom with UPVC double-glazed window to the front and radiator.

Family Bathroom
Incorporating a three-piece suite with a panelled bath with hand-held shower, wash basin inset to vanity unit, wc, tiled floors and walls, heated towel rail, UPVC double-glazed window to the side, electric shaver point and an airing cupboard housing the hot water cylinder.

Outside
Meadow Cottage sits on a generous plot of just under half an acre, with gardens all around. To the front of the property is a private, paved driveway, offering ample parking and leading to a double garage. A wide variety of mature trees and shrubs, a paved patio, shed and lawn continue around the side of the property and to the back. There is a decking area outside the main kitchen, overlooking the generous, lawned garden, planted with many trees, bushes, flowers and plants. This fantastic and unique property is offered to the market with the benefit of an extended, versatile ground floor annex. There is also huge potential to extend the property, subject to the relevant planning permissions. Meadow Cottage truly needs to be viewed in order to be fully appreciated.

Double Garage
20'2" x 16'0" approx (6.17m x 4.88m approx)
Two double garage doors to the front plus a side door, windows to the rear and side, light and power points.

Agents Notes
There are solar panels on the roof of the property which are owned and generate a significant amount of electricity - an attractive bonus feature.

Council Tax
Broxtowe Borough Council Band G

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky , Virgin
Broadband Speed - Standard 4mbps Superfast 64mbps Ultrafast 1000mbps
Phone Signal – Three, 02, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past five years
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





GROUND FLOOR

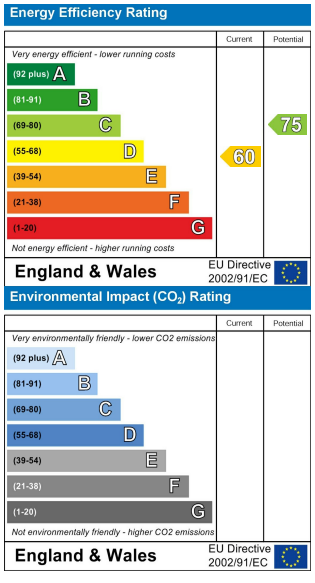


1ST FLOOR



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 mis-statement. 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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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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888