



Attenborough Lane,
Chilwell, Nottingham
NG9 5JP

£350,000 Freehold



An extended and versatile, three-bedroom detached house with a contemporary interior.

Benefitting from a large lounge, kitchen diner, and conservatory, this deceptive house, is offered to the market with the benefit of chain free vacant possession, and is considered ideal for the needs of a growing family, though will appeal to a variety of potential purchaser.

In brief the internal accommodation comprises: entrance hall, lounge, conservatory, kitchen and dining/utility area, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive to the front providing car standing, with the garage and EV charger point beyond, and to the rear the property has an enclosed mature and well-manicured garden, with stocked borders, paving and gravel.

Conveniently situated in a popular and established residential location, well placed for local shops, parks, transport links, schools, and a wide range of other facilities, this excellent property is well worthy of viewing.



A composite double glazed entrance door leads to the entrance hallway.

Entrance Hall

Radiator, stairs off to the first floor landing, and under stairs cupboard.

Lounge

24'4" x 11'5" (7.43m x 3.49m)

UPVC double glazed bay window to the front, two radiators, and UPVC double glazed patio doors leading to the conservatory.

Conservatory

10'5" x 10'4" (3.18m x 3.17m)

UPVC double glazed windows and patio doors leading to the rear garden.

Kitchen

14'1" x 6'4" (4.31m x 1.94m)

Fitted base units, work surfacing with tiled splashback, electric hob with extractor above and electric oven below, single sink with mixer tap, UPVC double glazed window, and useful under stairs cupboard.

Utility/Dining Area

14'4" x 8'0" (4.37m x 2.45m)

Plumbing for a washing machine, and space for a dishwasher or dryer, work surfacing, wall mounted cupboard, radiator, two UPVC double glazed windows, UPVC double glazed door to the exterior.

Garage

17'3" x 8'2" (5.27m x 2.51m)

Up and over door to the front, pedestrian door to the side, fitted shelving, base units and work surfacing, light and power.

First Floor Landing

With UPVC double glazed window, and loft hatch.

Bedroom One

14'2" x 11'7" (4.32m x 3.55m)

UPVC double glazed window, radiator, fitted wardrobes, and dressing table.

Bedroom Two

11'10" x 11'6" (3.63m x 3.53m)

UPVC double glazed window and radiator.

Bedroom Three

8'3" x 6'6" (2.53m x 1.99m)

UPVC double glazed window, radiator, and fitted wardrobe.

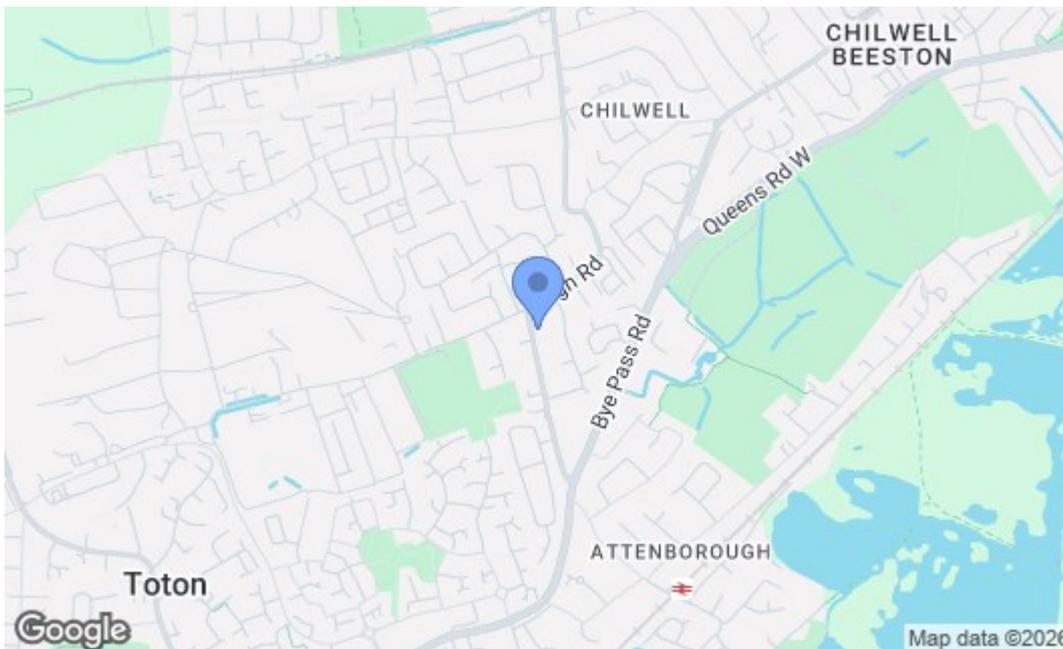
Bathroom

Fitted with a WC, pedestal wash-hand basin, bath with mains control shower, part tiled walls, radiator, UPVC double glazed window, extractor fan, Glow Worm combination boiler.

Outside

To the front, the property has a drive providing ample car standing with the garage beyond, established shrubs, power points, and EV charging point, gated access leads along side of the property to the rear. To the rear the property has an enclosed and landscaped garden, with power points, outside tap, patio, gravelled area, raised borders, mature shrubs and trees.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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.