



**7 Barratt Crescent
Attenborough, Nottingham NG9 6AH**

£550,000 Freehold

A substantial three double bedroom detached bungalow situated at the head of a small cul-de-sac.



We have great pleasure in offering for sale this substantial three double bedroom detached bungalow situated at the head of a small cul-de-sac.

Set back on a generous private garden plot of this well presented property is located within the particularly sought after village of Attenborough which benefits from a fantastic community feel with it's own local train station linking neighbouring towns and cities and of course the award winning nature reserve which is within walking distance of the property. The vibrant town of Beeston is also close by as well as many facilities including Chilwell retail park and Tesco.

This generous property which is of course centrally heated and double glazed and offers spacious and adaptable accommodation which currently comprises hallway, 'L' shaped living room and modern fitted breakfast kitchen. Also located off the hallway is the front double bedroom and shower room, making a fantastic guest facility. There is a central reception room currently used as a dining room with access from the hallway and kitchen which then links to the two bedrooms and spacious family bathroom. The principle bedroom located at the rear of the dwelling has a large picture window and patio doors allowing an abundance of light and private aspect onto the rear gardens.

The grounds and gardens are a feature of this property and offer a mature and private setting. To the front there is a driveway that provides ample off street parking and access to a spacious detached brick built garage.

A rare opportunity indeed to purchase a fantastic bungalow, ideal for those looking to downsize to single storey living without compromising on space. An early internal viewing comes highly recommended.



Entrance Hall

Composite double glazed front entrance door, two radiators, hatch and ladder to boarded loft, doors to living room, kitchen, dining room, bedroom three, shower room and boiler/utility room.

Living Room

23'8" reducing to 8'10" x 12'2" increasing to 23' (7.23 reducing to 2.71 x 3.72 increasing to 7.03)

This versatile 'L' shaped room has two radiators and large windows to the front and side elevations allowing an abundance of light to flow through, there are patio doors opening to the rear garden.

Kitchen

14'6" x 8'7" (4.42 x 2.62)

Incorporating a modern fitted range of wall, base and drawer units, work surfacing and breakfast bar and inset one and a half bowl sink unit with single drainer. Built in electric double oven with electric hob and extractor fan over. Integrated dishwasher, fridge and freezer, radiator, double glazed picture window to the rear and connecting door to the dining room.

Bedroom Three

14'7" x 11'1" (4.45 x 3.4)

Radiator and double glazed windows to the front and side elevations.

Shower Room

Incorporating a modern three piece suite comprising wash hand basin, low flush WC and shower cubicle, radiator and double glazed window this makes a great guest facility.

Utility/Boiler Room

Wall mounted gas combination boiler (for central heating and hot water) and plumbing for washing machine.

Dining Room

19'10" x 8'6" (6.07 x 2.60)

This room can be put to many uses, there is a radiator and French doors opening to the rear garden, connects through from the hallway and kitchen and also has doors leading to the two rear bedrooms and family bathroom.

Bedroom One

17'11" x 13'10" (5.48 x 4.24)

Fitted wardrobes, radiator and two large double glazed picture windows to the side and rear.

Bedroom Two

11'2" x 9'11" (3.42 x 3.04)

Fitted wardrobes, radiator and double glazed window to the rear.

Family Bathroom

11'3" x 6'3" (3.43 x 1.92)

Incorporating a modern three piece suite comprising wash hand basin, low flush WC and bath with shower over. Partially tiled walls, radiator and double glazed window.

Outside

The property is set back from the road and is partially walled and fenced in with attractively landscaped ornamental bedding with shrubs and evergreen trees. A driveway provides ample off road parking and gives access to the garage, there is also a pedestrian gate leading to the rear garden. The rear gardens are a feature of this property and are well maintained and offer a private and mature setting with lawn, patio area, a variety of ornamental shrubs, trees and bedding with a pathway running around the perimeter. There is a further garden area to the side of the property which is paved with raised beds and a greenhouse.

Garage

26'2" 0'0" reducing to 16'7" x 14'9" (8.0 reducing to 5.08 x 4.51)

Detached brick built construction with electric door to the front, light and power and doors into the rear garden.



ONLY 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	68	
(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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