The Willows | The Strand | Attenborough | Nottingham | NG9 6AU

Robert Ellis
RESIDENTIAL



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Reception/Sitting Area
16'6 x 9'4 approx (5.03m x 2.84m approx)
Having a half double glazed leaded door to the front and matching double glazed leaded windows set in a brick arch surrounds to three sides, wooden flooring, two feature radiators, original door with two inset leaded glazed panels and leaded windows to either side leading to:

Reception Hall
15'4 x 5'9 approx (4.67m x 1.75m approx)
Stairs with dado rail and balustrade leading to the first floor, cornice to the wall and ceiling, wall mounted control for the Nest remote central heating system, intercom phone for the entry system to the property, understairs storage cupboard having shelving and hanging space and the hallway opens to:

Dining Room
11'6 x 10'5 approx (3.51m x 3.18m approx)
Double opening, double glazed leaded French doors leading out to the gardens at the front of the property with a double glazed leaded bay window with fitted seating to the side, feature original fire surround with a leaded glazed display cabinet with shelves above and below, cornice to the wall and ceiling and two feature vertical radiators.

Lounge
21'3 x 15'9 into fireplace approx (6.48m x 4.80m into fireplace approx)
This large main reception room has two leaded double glazed bay windows with fitted seating to the front, a log burning stove set in the chimney breast with a slate hearth, internal leaded window, all set within an Inglenook fireplace with recessed lighting to the ceiling area within the fireplace, four feature radiators and recessed lighting to the ceiling.

Kitchen
16'7 x 9'9 approx (5.05m x 2.97m approx)
The kitchen is exclusively fitted with cream finished German units having brushed stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with a Quooker hot water and filtered cold water tap and waste disposal unit within the sink, all set within a granite work surface with cupboards having fittings to the corner and end cupboards, wide drawers, the top drawer being a bread drawer and the bottom drawer having fittings to store crockery and an integrated dishwasher below, a five ring Neff induction hob set in a granite work surface with wide drawers and a cupboard under and a granite back plate and hood over, Neff oven, combination microwave oven and a full size warming drawer with a drawer below and a cupboard above, a full height integrated Neff fridge, an upright shelved cupboard with two drawers below, glazed display cabinets with lighting inside and under, a wall cupboard with lighting under, glazed shelving with ambient lighting to one wall, recessed lighting to the ceiling, double built-in shelved pantry cupboard, tiled flooring with underfloor heating and a leaded double glazed window to the rear.

Breakfast Area
15'2 x 13'4 to 6'8 approx (4.62m x 4.06m to 2.03m approx)
Double glazed leaded windows to the front and side, a Velux window and recessed lighting to a sloping ceiling, tiled flooring with underfloor heating, power point and cabling for a wall mounted TV, a wall light, radiator, fitted shelved library area with cupboards and double opening leaded glazed doors leading into the lounge.

Study
11'2 x 7' approx (3.40m x 2.13m approx)
Double glazed leaded window to the side and a Velux window and recessed lighting to the sloping ceiling, radiator and three wall lights.

Utility Room Area
From the main hallway there is a door leading to the utility rooms, ground floor w.c. and walk-in pantry.

Utility Area 1
8'9 x 5'6 approx (2.67m x 1.68m approx)
Double glazed leaded window to the rear, space for a chest freezer and floor mounted fridge, tiled flooring, cloaks hanging, recessed lighting to the ceiling and a hatch to the loft space above this utility area and there is a rear hallway with tiled flooring, from which a panelled door with an inset glazed light leads out to the rear of the property.

Utility Area 2
9'8 x 9'2 approx (2.95m x 2.79m approx)
The main utility/laundry room has a Belfast sink with a mixer tap set in a wooden work surface with spaces for an automatic washing machine and tumble dryer and cupboards below, tiling and a shelf to the wall above the work surface, radiator, recently fitted Worcester Bosch wall mounted boiler, tiled flooring, extractor fan, a Velux window to the ceiling, a double glazed leaded window to the rear and and an airing/storage cupboard which houses the hot water storage tank has shelving, hanging space, tiled flooring and a light.

Ground Floor w.c.
The ground floor w.c. has a white low flush w.c., a wall mounted wash hand basin with a tiled splashback and mirror to the wall above, a radiator, Velux window to the sloping ceiling and tiled flooring.

Pantry
5'9 x 5'4 approx (1.75m x 1.63m approx)
The pantry has steps leading from the utility room and has a tiled thrawl and two double shelved cupboards with glazed doors, shelving to two walls and the electric consumer unit and electric meter are housed in the pantry.

First Floor Landing
15'7 x 10'3 approx (4.75m x 3.12m approx)
The balustrade continues from the stairs to the spacious landing, cornice to the wall and ceiling, dado rail to the walls, there is a sun tunnel set in the ceiling, hatch to the loft and wood panelled doors to:

Bedroom 1
16'8 x 14'9 approx (5.08m x 4.50m approx)
Two double glazed leaded windows overlooking the gardens at the front with fitted seating to the bay window, a further double glazed leaded window to the side, two radiators, two bedside wall mounted lights, two double wardrobes with a central mirror having a pelmet with recessed lighting over and a fitted dressing table with drawers.

En-Suite Shower room
The en-suite to the main bedroom has been re-fitted over recent years and has a large walk-in shower with a mains flow Aqualisa remotely operated system including a rainwater shower head and hand held shower, tiling to two walls and a protective glazed screen, double bowl sink with mixer taps having a heated mirror with lighting and bluetooth speaker to the wall above and drawers under, double glazed leaded window to the side, chrome ladder towel radiator, Karndean tiled flooring with underfloor heating, recessed lighting to the ceiling and an extractor fan.

Dressing Area
Having a double built-in wardrobe.

Bedroom 2
15'3 x 10'7 approx (4.65m x 3.23m approx)
Double glazed leaded windows to the front and side providing views over the garden at the front and driveway at the side of the house and a radiator set on an original ornate fire surround.

Bedroom 3
16'9 x 9'6 approx (5.11m x 2.90m approx)
Four double glazed leaded windows to the side, front and rear, two radiators, laminate flooring and a range of built-in wardrobes to one wall.

En-Suite
The en-suite to this bedroom is fully tiled and has a corner shower with a mains flow shower system, tiling to two walls and curved glazed doors and protective screens, pedestal wash hand basin with a mixer tap and mirror cabinet with light to the wall above, low flush w.c., a ladder towel radiator, opaque double glazed window, tiled flooring and an extractor fan.

Bedroom 4
10'6 x 9'6 plus wardrobes (3.20m x 2.90m plus wardrobes)
Double glazed leaded window to the rear, radiator, a range of wardrobes extending along one wall providing hanging space and shelving.

Bathroom
The main family bathroom is fully tiled and has a white suite including a P shaped bath with a mains flow shower over and a protective glazed screen, pedestal wash hand basin with a mixer tap and a mirror to the wall above, low flush w.c., a ladder towel radiator, recessed lighting and an extractor fan to the ceiling, tiled flooring, opaque double glazed leaded window and a mirror fronted wall cabinet.

Outside
The gardens are an important feature of this beautiful home and there are double opening electrically operated wrought iron gates with Bulwell stone walls to either side leading to a long resin laid driveway which leads to the side of the property where there is car standing for several vehicles and access is to the garage. The main gardens are at the front of the house and these have recently had the lawn re-laid, with there being mature and well planted borders to the sides with a mature tree at the bottom of the garden, which dates back to when the property was built. There are various brick edged patio/seating areas with wiring provided for outside lighting to the main patio, a covered seating area which was constructed when the original house was built and this has a fitted seating and cedar tiled roof, the pathways lead to a brick and slabbed patio area running along the front of the house where there is a newly created bed and rockery which is planted with a selection of herbaceous plants and bushes, there is an established pergola with a railway sleeper and slate chipped path which connects from the main patio to area in front of the house, there are three sensor operated cast iron street lamps running down the side of the drive with a further cast iron street lamp next to the patio and there is floor mounted lighting by the slabbed patio area in front of the house. To the right hand side of the property there is a wide slabbed pathway with a border and fence extending to the rear garden, with a gate leading out to the area at the side of the house and the rear garden is slabbed with a raised feature bed which has a brick back wall, to the right hand corner there is a greenhouse, which will remain at the property, there are various raised beds near to the greenhouse and there is a watering system to all the beds in this area and to the hanging baskets and wall planters at the front and rear of the house. There is external lighting and a tap at the rear of the house and the slabbed area leads around to the drive and car standing area at the side of the property. Behind the garage there is a gate providing access to a log store area and there is lighting at the rear of the property. The property also benefits from a recent and professionally installed lightning conductor.

There is an additional piece of land at the front on the far side of the bridleway which connects to the Attenborough Nature Reserve and this is lawned and fronts onto the brook, there are mature willow trees, from which the name of the property is derived, and this area of land and has ranch style fencing to three sides and a gate to provide access from the path.

Garage
19'8 x 17'7 approx (5.99m x 5.36m approx)
The detached garage is constructed of brick with render to the external elevations under a pitched tiled roof and has a wooden electrically operated up and over door to the front, there is storage provided in the roof space and power and lighting is provided.

Store Room
11'7 x 9'4 approx (3.53m x 2.84m approx)
This most useful storage area is constructed of breeze block with render to the outside and has a pitched tiled roof with a Velux window and has lighting and power provided.

Shed
9'6 x 7'6 approx (2.90m x 2.29m approx)
The wooden shed is positioned at the end of the drive and this has a door and window to the front.

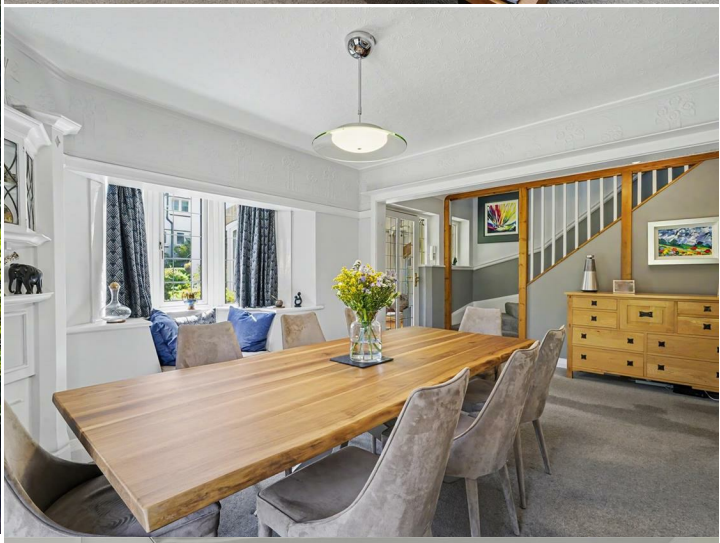
Directions
Proceed out of Long Eaton along Nottingham Road and continue through Chilwell and after passing The Blue Bell pub on the right, turn right at the traffic lights onto Attenborough Lane. Follow the road down over the level crossing and bear left into The Strand where the property can be found near the bottom.
9287MP

Council Tax
Broxtowe Borough Council Band G

Additional Information
Electricity – Mains supply Water – Mains supply Heating – Gas central heating
Septic Tank – No Sewage – Mains supply
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 3mbps Superfast 1mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Non-Standard Construction – No
Any Legal Restrictions – No Other Material Issues – No









THIS IS AN INDIVIDUAL FOUR DOUBLE BEDROOM DETACHED, EDWARDIAN RESIDENCE SITUATED ON A PLOT OF APPROX ½ ACRE IN SIZE WITH BEAUTIFUL, LANDSCAPED PRIVATE GARDENS WHICH IS SITUATED AT THE END OF THE STRAND IN ATTENBOROUGH VILLAGE.

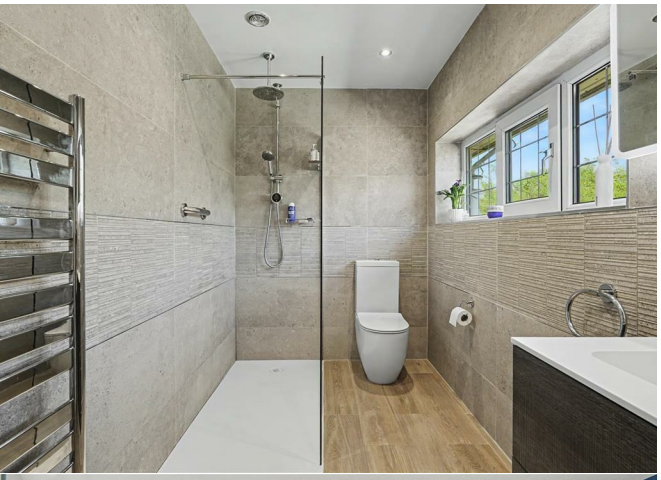
Robert Ellis are pleased to be instructed to market this individual detached property which provides a lovely home with spacious ground floor living accommodation and four double bedrooms, with two of the bedrooms having en-suite shower rooms. The property is situated at the end of The Strand and has an open aspect at the side and front, with there being an additional piece of land on the far side of the bridleway running to the Attenborough Nature Reserve. The property was originally built in 1910 by John Rigby Poyser, a prominent Nottingham architect who was well known in the area at the time. For the size and layout of the accommodation and privacy of the gardens, which are mainly at the front of the house to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in the property for themselves. Being located in Attenborough village, the house is easily accessible to all the amenities and facilities provided by Beeston, the Chilwell Retail Parks and Long Eaton, as well as to transport links which includes the M1, A52, rail stations and the East Midlands Airport, all of which have helped to make this a very popular and convenient semi rural place to live.

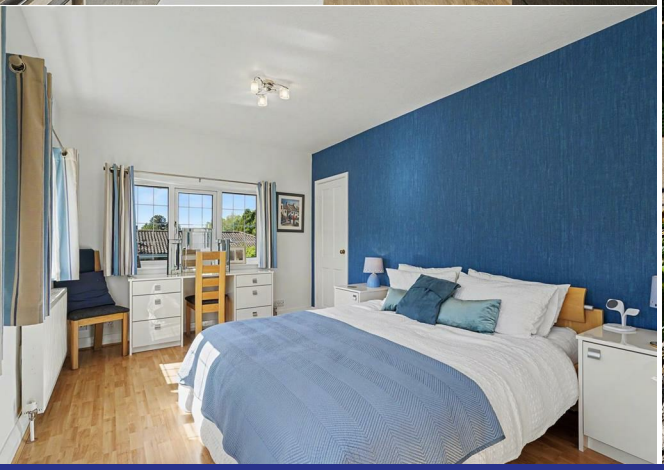
The property has a most attractive appearance and is constructed of brick with render to the external elevations under a pitched tiled roof. Deriving the benefits of gas central heating, with a Nest thermostat control system for operating the central heating and hot water, and double glazing throughout, the well appointed accommodation includes a reception hall/sitting area, the inner hall has stairs to the first floor and the hall opens to the dining area, from which French doors lead out to the gardens. The lounge has a log burning stove incorporated in the chimney breast within an Inglenook fireplace and there are two bay windows with seating to the front which overlook the gardens. The kitchen is exclusively fitted with German finished units and granite work surfaces and includes extensive ranges of wall and base units and several integrated appliances. There is an office/study, a breakfast room and a series of utility/laundry rooms which have a ground floor w.c. and walk-in pantry off.



To the first floor the spacious landing leads to the four double bedrooms, with the main bedroom having a dressing area and recently updated en-suite shower room off which has an Aqualisa digital shower with Bluetooth control, a second bedroom has an en-suite shower room and there is the main family bathroom which includes a mains flow shower over the bath. Outside there is a long resin driveway which is entered through double electrically operated gates (recently serviced) which leads to a parking area at the side of the house and to the double garage which has a most useful adjoining storeroom. The gardens are an important feature of this lovely home and are mainly lawned at the front, with the lawn having recently been re-laid and there are various patio/seating areas, a pergola, established and mature borders to the sides, a mature tree at the bottom of the garden with a Bulwell stone wall to the front boundary, hedging to the left and fencing and mature screens to the right hand side and at the rear of the property there is a further paved garden area with raised beds which provides another lovely space to sit and enjoy outside living.

As previously mentioned the property is within easy reach of many local shops, amenities and facilities, with there being a Tesco at Toton, Sainsbury's and Tesco at Beeston and an Asda, Tesco, Lidl and Aldi at Long Eaton, there is an M&S food store, Next and TK Maxx as well as several coffee eateries at the Chilwell Retail Parks where there are also several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks in the picturesque Attenborough Nature Reserve and along the banks of the River Trent and the excellent transport links include J25 of the M1, East Midlands Airport, rail stations at Beeston and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



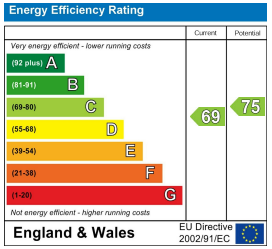


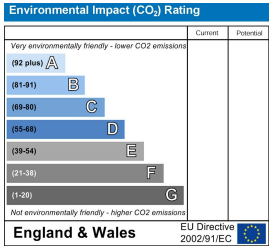




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Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.

Robert Ellis
RESIDENTIAL

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
Telephone: 0115 946 1818 Fax: 0115 973 6262
longeaton@robertellis.co.uk