



Nottingham Road,  
Toton, Nottingham  
NG9 6EF

**O/O £350,000 Freehold**



A REFURBISHED AND EXTENDED THREE/FOUR BEDROOM SEMI DETACHED PROPERTY BEING SOLD IN A SOUGHT AFTER LOCATION.

Robert Ellis are extremely pleased to bring to the market a property that has been refurbished by the current owners and is ready for you to move into. Sitting on a large plot the property benefits from a new gas central heating system and has been re-wired. Offering spacious accommodation throughout with a large entrance hall, lounge with French doors into the extended, recently re-fitted dining kitchen with integrated appliances and a bathroom on the ground and first floor. It makes a generous family home situated in the popular location of Toton which has an excellent reputation due to its schools and great transport links to Nottingham and Derby. An internal viewing is a must to fully appreciate the accommodation on offer.

In brief the accommodation comprises of an entrance hall, lounge, extended and re-fitted dining kitchen with integrated appliances, utility room and ground floor bathroom. To the first floor there are three bedrooms and a family shower room and to the second floor there is an attic room which is used as a fourth bedroom. Outside the property is set back from the road having a very large driveway, side access with a pergola keeping this area private and a privately enclosed rear garden with a large summerhouse/shed.

The property is within easy reach of the Tesco superstore on Swiney Way with there being more shopping facilities found in the nearby towns of Beeston, Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, Costco and various coffee eateries, there are the excellent schools for all ages which are within walking distance of the house, healthcare and sports facilities, walks around the local area at Toton Fields and at the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, the latest extension of the Nottingham tram system which terminates at Toton, Long Eaton, Beeston and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Composite front entrance door, laminate floor, radiator, balustrade staircase to the first floor, telephone point, door to understairs storage cupboard and door to:

### Lounge/Dining Room

Double glazed bay window to the front, log burner with tiled hearth, TV point, wood floor and arch to:

### Kitchen Diner

18'1 x 9'8 approx (5.51m x 2.95m approx)  
UPVC double glazed French doors to the rear, LVT flooring, wall, base and drawer units with a work surface over and inset sink and drainer, space for a fridge freezer, integrated electric oven and gas hob with extractor fan over, ceiling light.

### Lobby

UPVC double glazed rear exit door, laminate floor and door to:

### Utility Room

Wall and base units with work surface over, sink with mixer tap, gas central heating boiler, appliances space, plumbing for automatic washing machine, tiled walls and splashbacks, double glazed window to the rear.

### Bathroom

A white three piece suite comprising of a panelled bath, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, radiator, laminate floor, double glazed window to the side.

### First Floor Landing

Double glazed window to the side, stairs to the second floor and doors to:

### Bedroom 1

12'8 x 11' approx (3.86m x 3.35m approx)  
Double glazed bay window to the front, radiator.

### Bedroom 2

10'7 x 10'2 approx (3.23m x 3.10m approx)  
Double glazed window to the rear, radiator.

### Bedroom 3

7'9 x 7'5 approx (2.36m x 2.26m approx)  
Double glazed window to the front, radiator.

### Shower Room

7'5 x 7'4 approx (2.26m x 2.24m approx)  
Walk-in shower cubicle with rainwater shower head and hand held shower, low flush w.c., vanity wash hand basin, laminate floor, tiled walls and splashbacks, double glazed window to the rear and radiator.

### Second Floor

#### Attic Room

18'8 x 11'8 approx (5.69m x 3.56m approx)  
UPVC double glazed window to the side, laminate floor and storage to the eaves.

### Outside

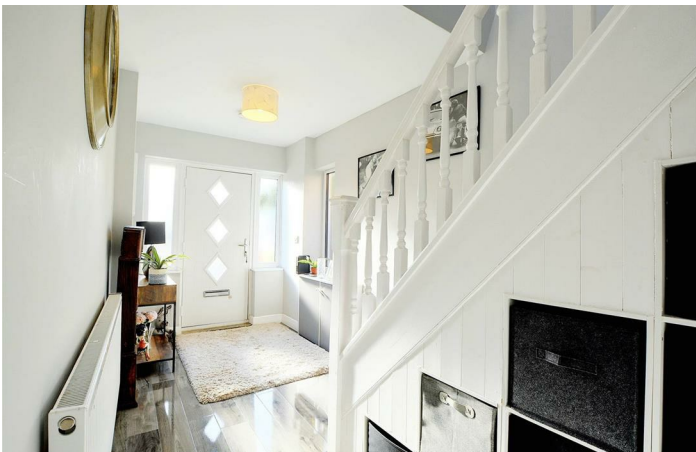
To the front of the property there is a long gravelled driveway with raised beds, privately enclosed with fenced boundaries and double wrought iron gates. At the side of the property there is a pergola, perfect for seating or for housing a hot tub with an outside tap and this leads to the rear garden. At the back there is a patio and decking to the immediate rear of the property with a dwarf wall leading onto the lawn with a gravelled border and path leading to the bottom of the garden where there is a large shed/summerhouse with a door and window, all privately enclosed with fenced boundaries.

### Directions

Proceed out of Long Eaton along Nottingham Road and the property can be found on the right hand side.

### Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.