

**Bispham Drive  
Toton, Nottingham NG9 6GH**

**Offers Over £385,000 Freehold**

A FULLY RENOVATED AND MODERNISED FROM TOP TO BOTTOM, THREE/FOUR BEDROOM BAY FRONTED SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED CATCHMENT LOCATION.





ROBERT ELLIS ARE EXTREMELY DELIGHTED TO WELCOME TO THE MARKET THIS COMPLETELY RENOVATED AND MODERNISED FROM TOP TO BOTTOM, THREE/FOUR BEDROOM, TWO BATHROOM, BAY FRONTED SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION IN TOTON.

With accommodation over two floors comprising a spacious welcoming bright and airy entrance hallway, bay fronted living room, study/ground floor bedroom, ground floor three piece shower room, fantastic open plan "L" shaped family dining kitchen with feature bi-fold doors opening out to the rear garden and dual section utility room off the kitchen to the ground floor. The first floor landing then provides access to three bedrooms, the third bedroom adapted to create a slightly larger than average room, and newly fitted bathroom suite.

The property also benefits from insulated centrally boarded loft space (ideal for storage), replacement timber staircase with feature glass balustrade, underfloor heating, complete electrical re-wire and consumer unit, completely new plumbing, heating and gas pipework and fittings, Gazco electric fire in the living room, tarmac driveway to the front with block paved edging providing off-street parking, enclosed garden to the rear with Indian lime stone raised patio area with further modern conveniences such as touch-screen LED mirrors in the ground floor and first floor bathrooms.

The property also sits favourably in close proximity of excellent nearby schooling for all ages such as Banks Road, Bispham and George Spencer Academy Trust. There is also easy access to fantastic transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to nearby outdoor space/countryside, as well as shopping facilities and general amenities with Tesco Superstore only a short distance away with further retailers/outlets available in the towns of Stapleford, Beeston and Long Eaton.

The property has undergone a full scheme of renovation and improvements throughout and would certainly make an ideal long term family home. We highly encourage an internal viewing to fully appreciate the work gone into the property by the current owner.



## ENTRANCE HALL

17'8" max x 7'1" (5.39 max x 2.18)

Feature composite and double glazed front entrance door with full height privacy screen double glazed windows to either side of the door, staircase rising to the first floor with feature new timber staircase in white with glass balustrade, feature panelling to dado height, spotlights, underfloor heating below tiled floor with independent programmable room thermostat, key entry pad with door sensor, useful understairs storage area housing the gas meter, radiator, manifold control system and ethernet points.

## BAY FRONTED LOUNGE

13'8" x 11'4" (4.17 x 3.47)

Double glazed half-bay window to the front, central decorative chimney breast incorporating Gazco electric fire, media/ethernet points and underfloor heating with independent programmable room thermostat.

## GROUND FLOOR BEDROOM/STUDY

13'10" x 7'10" (4.22 x 2.40)

With double glazed window to the front, multiple power sockets and underfloor heating with independent programmable room thermostat.

## GROUND FLOOR SHOWER ROOM

7'10" x 5'0" (2.40 x 1.54)

Modern three piece suite comprising walk-in double sized shower cubicle with contrasting decorative tiles, dual attachment mains shower and glass shower screen, push flush WC and wash hand basin with central mixer tap and double storage drawers beneath. Floor tiling, Velux roof window, spotlights, extractor fan, chrome heated ladder towel radiator and wall mounted LED touch-screen bathroom mirror.

## OPEN PLAN LIVING DINING KITCHEN

26'3" x 22'2" (8.01 x 6.78)

The kitchen area comprises a matching range of Shaker-style grey fitted base and wall storage cupboards with soft-close hinges, quartz Calcutta Tuscan worktops with waterfall ends, integrated fridge/freezer, in-built wine fridge, John Lewis induction hob with electric fan over, in-built eye level John Lewis oven, integrated Bosch dishwasher, CDA extractor fan above the hob, under-mounted stainless steel one and a half bowl sink with brushed chrome pullout mixer tap, Fusion LVT floor coverings, independent programmable room thermostat, integrated LED dimmer lighting, provision for ceiling speakers, full width opening bi-fold doors to the rear garden, two roof windows and double closet housing the pipework for the underfloor heating.

## UTILITY ZONE ONE

4'7" x 4'7" (1.40 x 1.40)

Matching to the kitchen Shaker-style grey base and wall storage cupboards with soft-closing hinges, quartz Calcutta Tuscan worktops, contrasting tile splashbacks, Fusion LVT floor coverings with independent thermostat control, wall mounted Baxi gas fired central heating boiler, space for tumble dryer, LED spotlights and opening through to Utility Zone Two.

## UTILITY ZONE TWO

7'11" x 5'2" (2.43 x 1.60)

Matching to the kitchen Shaker-style grey base and wall storage cupboards with quartz Calcutta Tuscan worktops, under-mounted stainless steel sink with brushed chrome swan-neck style mixer tap, contrasting decorative tile splashbacks, plumbing for washing machine, Fusion LVT floor covering, uPVC panel and double glazed exit door to outside, Velux roof window, LED spotlights and extractor fan.

## FIRST FLOOR LANDING

Decorative panelling to dado height, double glazed window to the side, doors

to all bedrooms and bathroom, loft access point with timber pulldown access ladders to a central boarded loft space (ideal for storage) with lighting and insulation.

## BEDROOM ONE

13'10" x 11'8" (4.23 x 3.56)

Double glazed window to the rear, white compact radiator with independent programmable room thermostat.

## BEDROOM TWO

12'5" x 11'5" (3.81 x 3.49)

Double glazed half-bay window to the front, compact radiator with independent programmable room thermostat.

## BEDROOM THREE

8'3" x 8'1" (2.53 x 2.48)

Double glazed window to the front, compact radiator with independent programmable room thermostat.

## BATHROOM

7'7" x 6'3" (2.33 x 1.93)

Newly fitted white four piece suite comprising freestanding bathtub with wall mounted thermostatic chrome bath filler/pop up waste/overflow, wash hand basin with central mixer tap, double storage drawers beneath, push flush WC, separate tiled and enclosed corner shower cubicle with glass screen and sliding doors with dual attachment mains shower and decorative tiled shelving. Double glazed window to the rear, LED lighting, chrome ladder towel radiator, touch-screen wall mounted LED bathroom mirror.

## OUTSIDE

To the front of the property there is a recently laid tarmac driveway with block paved edging access via a lowered kerb entry point providing off-street parking side by side for 2/3 vehicles, access to the open porch with decorative floor tiles and feature composite and double glazed front entrance door. Outdoor lighting.

## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary lines. Accessed via the bi-fold doors from the kitchen an Indian lime stone raised patio area (ideal for entertaining) leading onto a garden lawn with raised planted flowerbed to the bottom right corner. Within the garden there is an external water tap and lighting point.

## DIRECTIONAL NOTE

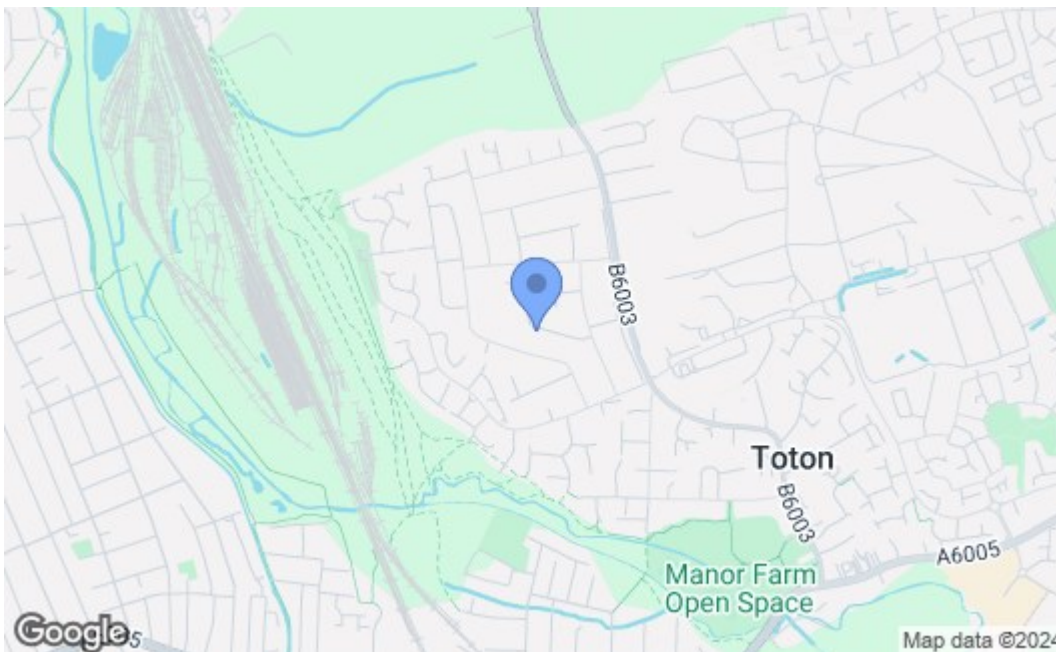
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and continue in the direction of Bardills roundabout. Cross the roundabout and pass the entrance to the tram stop, dropping down the hill onto Stapleford Lane, Toton. Take a right hand turn onto Woodstock Road, passing the convenience store and take a left turn onto Bispham Drive. Follow the bend in the road to the left and property can be found on the right hand side.

## AGENTS NOTE

The property has undergone a full scheme of renovation by the current owner incorporating all new joinery throughout, new floor coverings which include carpet, underlay, Fusion LVT or tiled flooring, underfloor heating to the whole of the ground floor with individual room thermostats, central heating system comprising system boiler and high pressured unvented hot water system, sound proofed ceilings, external wall insulation and landscaping of the front and rear gardens.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.