



Kirkham Drive,
Toton, Nottingham
NG9 6HG

£285,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION AND BEING FOUND WITHIN THE GEORGE SPENCER CATCHMENT.

Robert Ellis are delighted to offer to the market this three bedroom bay fronted semi detached home offering a fantastic space throughout and being situated in a prime location, close to excellent local schools including the well regarded George Spencer Academy and just moments away from the A52, offering excellent transport links to Nottingham, Derby and beyond. The nearby tram stop makes commuting even easier, while local shops and amenities are all within close proximity, making this an ideal home for families.

The property is constructed of brick to the external elevations and benefits from gas central heating and double glazing. In brief the accommodation comprises of a spacious hallway which offers access to the convenient ground floor w.c., a well appointed kitchen with integrated oven and hob that overlooks the rear garden, in addition a great size lounge/dining room which boasts a bay window to the front aspect and patio doors onto the rear garden in addition to stretching in excess of 25ft. To the first floor there are three well proportioned bedrooms, each offering comfortable living space with the master bedroom offering fitted units and the shower room has a walk-in shower. Externally, the property boasts an enclosed rear garden providing a private outdoor space, perfect for children to play or for hosting summer barbecues with a good sized patio and mainly lawned area. A detached garage offers additional storage or secure parking, and there is also ample off-road parking available to the front aspect as well as the side via the gates.

The property is well placed for easy access to the Tesco superstore on Swiney Way and to all the other shopping facilities found in the nearby towns of Beeston, Stapleford and Long Eaton, there are the excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks in the open nearby countryside and fields as well as the Attenborough Nature Reserve and the excellent transport links include the latest extension to the Nottingham tram system which terminates at Toton, J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, stairs to the first floor, storage cupboard, radiator, doors to:

Ground Floor w.c.

Double glazed window to the side, low flush w.c., gas and electric meters.

Lounge/Dining Room

25'10" x 11'5" approx (7.87m x 3.48m approx)

Double glazed bay window to the front, electric fire, hearth and mantle, two radiators and double glazed patio doors to the rear.

Kitchen

9'10" x 11'5" approx (3.00m x 3.48m approx)

Double glazed window to the rear, double glazed window and door to the side, wall and base units with work surfaces over, stainless steel sink and drainer, part tiled walls, integrated electric oven, four ring gas hob with extractor over, wall mounted boiler, space for a dryer and plumbing for a washing machine.

First Floor Landing

Loft access hatch with pull down ladder, double glazed window to the side, doors to:

Bedroom 1

11'5" x 13'4" into bay approx (3.48m x 4.06m into bay approx)

Double glazed bay window to the front, fitted wardrobes and radiator.

Bedroom 2

12'3" x 10'1" approx (3.73m x 3.07m approx)

Double glazed window to the rear, radiator.

Bedroom 3

8' x 7'11" approx (2.44m x 2.41m approx)

Double glazed window to the rear, radiator.

Wet Room

Low flush w.c., wash hand basin, walk-in shower with wall mounted electric shower, radiator, fully tiled walls, extractor fan, double glazed window to the front.

Outside

There is off road parking to the front and side gate leading to the rear.

The rear garden is laid mainly to lawn, fencing to the boundaries, hedges to the borders and a patio area.

Garage

Double doors to the front, double glazed window and door to the side, power.

Directions

Proceed out of Long Eaton along Nottingham Road and turn left at the traffic lights with The Manor public house into High Road. Continue to the next main set of lights and turn left into Banks Road, second right into Kirkham Drive and the property can be found on the left as identified by our for sale board.

AMCO

Council Tax

Broxtowe Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		43	
(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.