



Portland Road,
Toton, Nottingham
NG9 6EW

£320,000 Freehold



THIS IS A TWO YEAR OLD, THREE BEDROOM DETACHED HOME WHICH IS WELL APPOINTED THROUGHOUT AND NEEDS TO BE VIEWED BY INTERESTED PARTIES FOR THE SIZE OF THE ACCOMMODATION TO BE APPRECIATED.

Being located on Portland Road in the heart of Toton, this almost new three bedroom detached house offers a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom home which is close to the excellent local schools offered by Toton. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for all the local amenities and facilities and transport links, all of which have helped to make this an extremely popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and being well insulated throughout is a very efficient and economical home to run. The property also benefits from having gas central heating and double glazing and includes a reception hall with a ground floor w.c. off, good size lounge, exclusively fitted and equipped dining kitchen with French doors leading out to the rear garden and to the first floor the landing leads to the three bedrooms, with the main bedroom having an en-suite shower room/w.c. and the family bathroom which also has a mains flow shower over the bath position. Outside there is block paved parking at the front and a private rear garden with a patio leading onto a lawn with the garden being kept private by having fencing to the boundaries.

The property is well placed for easy access to the Tesco superstore on Swiney Way with there being many more shopping facilities found in the nearby towns of Beeston and Long Eaton, there is an M&S food store, Next, TK Maxx and several coffee eateries at the Chilwell Retail Parks, the excellent schools for all ages are within walking distance of the property, there are walks at the picturesque Attenborough Nature Reserve and at Toton Fields and the excellent transport links include J25 of the M1, stations at Long Eaton, East Midlands Parkway and Beeston, East Midlands Airport is one junction down the motorway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with a tiled canopy and three recessed lights in the panelling above the front door, stylish composite front door with four inset block glazed panels leading to:

Reception Hall

Stairs with hand rail leading to the first floor, radiator and oak panelled doors leading to the ground floor w.c. and lounge.

Ground Floor w.c.

Having a white low flush w.c. and a hand basin with a mixer tap, cupboard under and a tiled splashback, opaque double glazed window with fitted blind, radiator, tiled flooring and recessed lighting to the ceiling.

Lounge/Sitting Room

14' x 11' approx (4.27m x 3.35m approx)

Double glazed window with a blind to the front, radiator, oak, panelled door leading to an understairs storage cupboard which has a light and space and power point for a freezer and there is an oak door with inset glazed panels leading to:

Dining Kitchen

14' x 10' approx (4.27m x 3.05m approx)

The kitchen is fitted with grey gloss units having brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has cupboards, drawers, oven, an integrated dishwasher and automatic washing machine below, matching eye level wall cupboards, hood and back plate to the cooking area, the boiler is housed in a wall cupboard, upright integrated fridge/freezer, tiling to the walls by the work surface areas, recessed lighting to the ceiling, double glazed window with fitted blind to the rear, double glazed, double opening doors with blinds leading out to the private rear garden, LVT style flooring, aerial point and power point for a wall mounted TV and a radiator.

First Floor Landing

Opaque double glazed window with a blind to the side, the balustrade continues from the stairs onto the landing, hatch to loft, radiator and oak panelled doors leading to:

Bedroom 1

14' to 11' x 9' approx (4.27m to 3.35m x 2.74m approx)

Having a double glazed window with a fitted blind to the front, radiator, aerial point and power point for a wall mounted TV, oak door to the built-in storage cupboard/wardrobe and there is also an oak door leading to:

En-suite

The en-suite to the main bedroom has a large walk-in shower with mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and a sliding glazed door and protective screen, low flush w.c., hand basin with mixer tap and cupboard under, half tiled walls, chrome ladder towel radiator, tiled flooring, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

Bedroom 2

10' x 7' approx (3.05m x 2.13m approx)

Double glazed window with a fitted blind to the rear and a radiator.

Bedroom 3

6'10 x 6'9 approx (2.08m x 2.06m approx)

Double glazed window with a fitted blind to the rear and a radiator.

Bathroom

The bathroom has a white suite including a panelled bath with mixer taps and a mains flow shower over having a rainwater shower head and hand held shower with tiling to three walls and a protective glazed screen, low flush w.c. and a hand basin with mixer tap and drawers under, opaque double glazed window with a fitted blind, recessed lighting and an extractor fan to the ceiling and a chrome heated ladder towel radiator.

Outside

At the front of the property there is block paved parking which provides off road parking for up to two vehicles and there is low level fencing to either side of the parking area and a gate and path leads down the left hand side to the rear. At the rear of the property there is a slabbed patio to the immediate rear of the house which leads onto a lawned garden which has good quality fencing to the boundaries. An outside light and external water supply is provided.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor pub turn left onto High Road and left onto Portland Road.

AMMP

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

Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water 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			95
(81-91) B		83	
(69-80) C			
(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 (CO₂) 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.