



Portland Road,  
Toton, Nottingham  
NG9 6EW

**O/O £400,000 Freehold**





A LOVELY DETACHED, FOUR BEDROOM PROPERTY SITTING WITHIN A QUIET CUL-DE-SAC IN THE SOUGHT AFTER VILLAGE OF TOTON, WITH FANTASTIC SCHOOLS, OFF STREET PARKING, GARAGE AND PRIVATE GARDEN.

Robert Ellis are delighted to be instructed to market this superb example of a four bedroom detached family home offering ample space and versatility throughout. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. There is ample off street parking with a garage and private garden whilst sitting within a quiet cul-de-sac of this most sought after village location, within walking distance to George Spencer Academy, local amenities and transport links. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a bright entrance hallway, a large lounge with French doors leading to the rear garden, a separate dining room, kitchen with integrated appliances, utility room and integral access into the garage. To the first floor, the landing leads to a generous master bedroom with en-suite shower room, three more generous bedrooms and a three piece family bathroom suite with a mains shower over the bath. To the exterior, there is ample off street parking for several vehicles and a large turfed garden setting the property back from the road. To the rear, there is a private and enclosed garden that boasts turf, mature flower beds, a sandstone patio with pergola, wooden storage shed, greenhouse, and electric awning.

This property is located on a quiet cul-de-sac within the sought after village of Toton. There are a wide range of fantastic nursery's and primary schools available for younger children with the property falling into the desirable George Spencer Academy for older children going into secondary education. The property is within walking distance to local amenities such as supermarkets, retail parks and healthcare facilities with Toton tram station just to the top of the village. There is easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.





### Entrance Hall

uPVC double glazed front door and windows overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light. Door to:

### Ground Floor w.c.

Having a low flush w.c. and wash hand basin with tiled splashback.

### Lounge

10'6 x 21'6 (3.20m x 6.55m)

uPVC double glazed bay window overlooking the front with French doors overlooking and leading to the rear garden with an electric awning to cover the patio during the summer months, carpeted flooring, radiators, gas fire, painted plaster ceilings, ceiling light.

### Dining Room

9'8 x 12'0 (2.95m x 3.66m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceilings, ceiling light.

### Kitchen

9'1 x 9'8 x 16'7 (2.77m x 2.95m x 5.05m)

uPVC double glazed window overlooking the rear garden, tiled flooring, NEFF integrated electric oven, gas hob and overhead extractor fan, integrated dishwasher, integrated fridge, 1 and 1/2 bowl corian sink with drainer, radiator, painted plaster ceiling, ceiling light.

### Utility Room

7'4 x 7'2 (2.24m x 2.18m)

uPVC double glazed door leading to the rear garden, tiled flooring, space for a washing machine, space for fridge/freezer, wall mounted boiler, sink with drainer, painted plaster ceiling, ceiling light and integral door to the garage.

### Landing

Carpeted flooring, textured ceiling, ceiling light.

### Master Bedroom

10'1 x 11'9 (3.07m x 3.58m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### En-suite shower room

5'3 x 4'3 (1.60m x 1.30m)

uPVC double glazed patterned window overlooking the front, laminate flooring, WC, single enclosed shower unit, pedestal sink, storage cupboard, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

10'9 x 11'9 (3.28m x 3.58m)

uPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, textured ceiling, ceiling light.

### Bedroom Three

8'0 x 9'5 (2.44m x 2.87m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, textured ceiling, ceiling light.

### Bedroom Four

8'0 x 9'5 (2.44m x 2.87m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, textured ceiling, ceiling light.

### Family Bathroom

7'8 x 5'5 (2.34m x 1.65m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, bath with mains shower over, top mounted sink, WC, textured ceiling, ceiling light.

### Outside

To the front of the property, there is a large turfed garden setting the property back from the road with ample off street parking and access into the garage through an up and over manual door. To the rear, an enclosed private garden with sandstone patio, turf, mature flower beds, pergola, electric awning, wooden storage shed and greenhouse.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 6 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

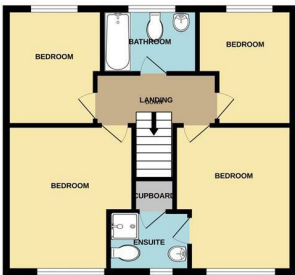
Other Material Issues – No

### Directions

### Council Tax

Broxtowe Borough Council Band D





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		
England & Wales 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		
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.