



Goodwood Drive,  
Toton, Nottingham  
NG9 6HX

**£469,950 Freehold**





THIS IS A LARGE FOUR BEDROOM DETACHED FAMILY HOME WHICH IS WELL PLACED FOR THE EXCELLENT LOCAL SCHOOLS FOUND IN TOTON AND HAS THE POTENTIAL TO BE EXTENDED AND UPGRADED.

Being located on Goodwood Drive which is a quiet cul-de-sac in the heart of Toton, this substantial detached property is one of the larger houses originally built on this select development and now provides the potential for a new owner to possibly extend the property to the side, incorporating one of the garages into further accommodation, or above the garages to create extra bedroom space. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the current accommodation and privacy of the southerly facing 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 the excellent schools provided by Toton which together with many other local amenities and facilities provided by the area, has been one of the main reasons why people have wanted to move to Toton over the past couple of decades.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. In brief the property is entered through the front door into the reception hall which has a ground floor w.c. off and a door leads to the inner hallway from which the stairs lead to the first floor and there are doors leading to the ground floor accommodation. There is a large lounge with a bay window to the front and an Adam style fireplace and from the lounge there are double opening Georgian glazed doors leading into the separate dining room which has double glazed French doors leading into the conservatory. The breakfast kitchen is an extremely good size and has a utility area and is fitted with oak units and from the kitchen there is a door leading out to the rear garden. To the first floor the landing leads to the four bedrooms, with the main bedroom having a fully tiled shower room/w.c. and there is the main family bathroom which is also fully tiled and has a white suite. Outside there is the part integral double garage, a double width driveway and lawned garden at the front and a private, southerly facing garden with a patio leading onto a lawn with borders to the sides and the garden is kept private by having fencing and other natural screening to the boundaries.

As well as the excellent local schools which are within walking distance of the property, there is a Tesco Superstore on Swiney Way with further shopping facilities being found in the nearby towns of Beeston and Long Eaton and also at the Chilwell Retail Park where there is an M&S food store, Next, Halfords, TK Maxx and several coffee eateries, Attenborough Nature Reserve is only a short distance away and this provides a lovely place to walk as does Toton Fields which is on the doorstep of the property, there are several local golf courses and the excellent transport links include the latest extension to the Nottingham tram system which terminates in Toton, J25 of the M1 is only a few minutes drive away, stations at Long Eaton, Beeston and East Midlands Parkway, East Midlands Airport is just one junction down the M1 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

UPVC front door with inset glazed panels, laminate flooring, radiator, cornice to the wall and ceiling and a door leading to the inner hall.

### Ground Floor w.c.

Having a low flush w.c. and hand basin with a tiled splashback and a mirror to the wall above, radiator, opaque double glazed window and fitted corner shelf unit.

### Inner Hall

Stairs with balustrade and open space beneath leading to the first floor, radiator, cornice to the wall and ceiling and panelled doors leading to:

### Lounge/Sitting Room

17' plus bay x 11' approx (5.18m plus bay x 3.35m approx)

Double glazed bay window to the front, coal effect gas fire set in an Adam style surround with an inset and hearth, two radiators and a TV point.

### Dining Room

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

Double glazed, double opening French doors leading out to the conservatory, double Georgian glazed internal doors leading to the lounge, radiator in a housing and cornice to the wall and ceiling.

### Conservatory

12' x 7' approx (3.66m x 2.13m approx)

Full height double glazed door leading out to the garden, double glazed windows with fitted blinds to three sides, polycarbonate vaulted roof and tiled flooring.

### Breakfast Kitchen

15' to 11' x 12' to 7' approx (4.57m to 3.35m x 3.66m to 2.13m approx)

The kitchen is fitted with oak finished units and includes a 1½ bowl stainless steel sink with a mixer tap and a four ring Bosch gas hob set in a work surface which extends to three sides and has cupboards, tray rack, drawers and space for a dishwasher below, Bosch eye level double oven with cupboards above and below, hood over the cooking area, tiling to the walls by the work surface areas, second stainless steel sink with a mixer tap set in a work surface with cupboards and spaces for an automatic washing machine and fridge beneath, matching eye level wall cupboards, radiator, two double glazed windows with fitted blinds to the rear, wall mounted Worcester Bosch boiler, half opaque double glazed door leading out to the side and a further surface to one corner with space above for a TV and a cupboard below and there is a built-in shelved pantry cupboard.

### First Floor Landing

Having a hatch to the loft, airing/storage cupboard and panelled doors leading to the bedrooms and bathroom.

### Bedroom 1

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

Two double glazed windows to the front, two double wardrobes with cupboards over, dressing table with drawers below and matching bedside drawer cabinets and a radiator.

### En-Suite

The en-suite to the main bedroom is fully tiled and has a walk-in shower with tiling to three walls and a Mira electric shower and a glazed protective screen, low flush w.c. and pedestal wash hand basin, ladder towel radiator, opaque double glazed window and a mirror to one wall with a light over which has an electric shaver point.

### Bedroom 2

12'10 max x 9' approx (3.91m max x 2.74m approx)

Double glazed window to the front, built-in wardrobes with cupboards over having a matching dressing table with drawers below and a drawer unit to one side of the bed position, radiator and a TV point.

### Bedroom 3

10' x 9' approx (3.05m x 2.74m approx)

Double glazed window to the rear, radiator, double wardrobe with cupboards over and a circular mirror to one wall.

### Bedroom 4

8' max x 7' plus wardrobe approx (2.44m max x 2.13m plus wardrobe approx)

Double glazed window to the rear, two double wardrobes with cupboards above and a radiator.

### Bathroom

The main bathroom is fully tiled and has a panelled bath, low flush w.c. and a hand basin with mixer taps and drawers and cupboards below with a mirror and shelving with a pelmet having lighting to the wall above with the fitting above the sink also having an electric shaver point, ladder towel radiator and an opaque double glazed window.

### Outside

At the front of the property there is a double width drive and a path leads through a gate on the right hand side of the property to the rear. There is a lawn with a border in front of the house and an outside light is provided by the front door.

At the rear of the property there is a slabbed patio area at the side of the house which extends along the rear to the conservatory, the lawn has borders to the sides and the garden is kept private by having fencing to the boundaries. There is a wooden shed, an outside tap and external lighting provided.

### Garage

17' to 16' x 17' approx (5.18m to 4.88m x 5.18m approx)

The double garage is part integral and provides the opportunity for a new owner to convert part or all of the garage into further accommodation, if this was preferred. The garage currently has two up and over doors to the front and a half double glazed door leading out to the rear, there is a hatch to the loft space to one half of the garage, the electric consumer unit is housed in the garage, there are cupboards and shelving to the walls and lighting and power points are provided.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor Pub turn left into High Road. At the next set of main traffic lights turn left into Banks Road and first left into Goodwood Drive where the property can be found as identified by our for sale board.  
8183AMMP

### Council Tax

Broxtowe Borough Council Band E

### 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, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

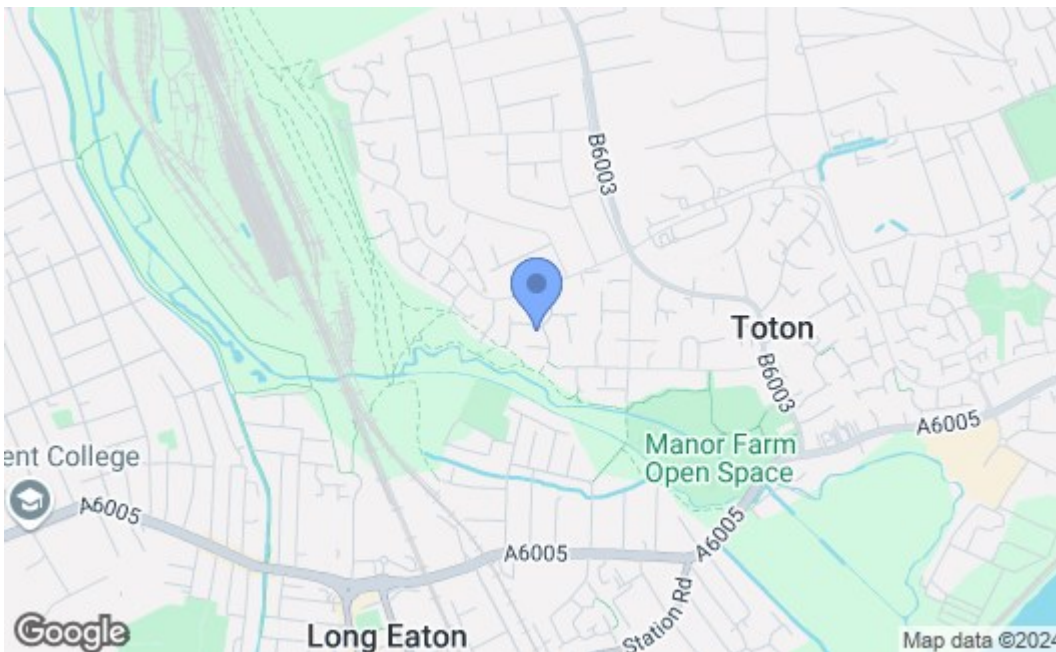
Flood Defenses – No

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			
(69-80) C		70	82
(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	
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.