



Portland Road,  
Toton, Nottingham  
NG9 6EW

**£319,950 Freehold**

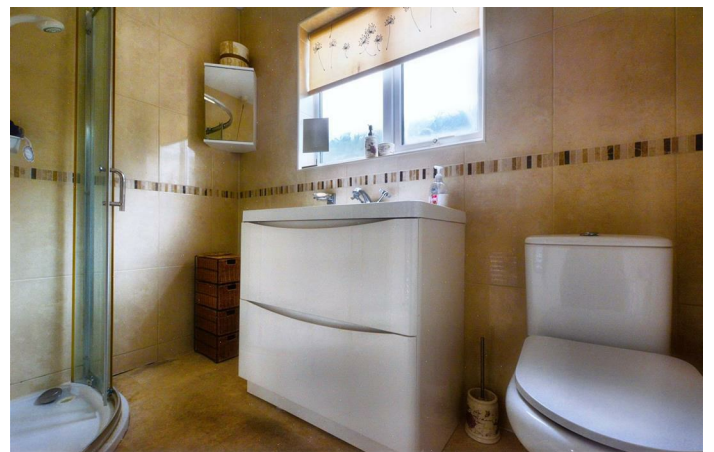


A WELL PRESENTED AND SPACIOUS, TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING, REAR GARDEN AND GARAGE, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this fantastic example of a two double bedroom detached bungalow within Toton village. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be ideal for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with built in storage cupboards, a large bright lounge, family shower room, kitchen with integrated appliances, a conservatory and two double bedrooms with the master benefitting from fitted wardrobe space. This property benefits a fantastic loft space, perfect for storage with pull down ladders and is partly boarded. To the externals, the property is set away from the pavement via a low maintenance garden and off street parking with access into the rear garden through a metal gate located to the side of the property. To the rear there is a mature garden with a patio area, turf, wooden storage shed and mature flower beds with an extra section to the rear that was previously used as a vegetable plot.

Located in the popular residential village of Toton, close to a wide range of local schools, shops and parks. Long Eaton town centre is just a short drive away along with Chilwell retail park being within walking distance. Supermarkets and healthcare facilities are local and easily accessible with fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with Toton tram stop within walking distance and East Midlands Airport just a short drive away.



### Entrance Hall

Composite front door, carpeted flooring, built in storage cupboards, loft access, textured ceiling, ceiling light.

### Lounge

14'5 x 16'5 (4.39m x 5.00m)

uPVC double glazed windows overlooking the side and the front, carpeted flooring, radiator, gas fire, textured ceiling, ceiling light.

### Kitchen

13'2 x 8'8 (4.01m x 2.64m)

uPVC double glazed window overlooking the conservatory and door leading to the conservatory, vinyl flooring, radiator, integrated fridge/freezer, integrated washing machine, integrated electric oven with electric hob and overhead extractor fan, textured ceiling, ceiling light and spotlights.

### Conservatory

7'5 x 13'6 (2.26m x 4.11m)

uPVC double glazed windows and French doors overlooking and leading to the garden, tiled flooring.

### Bedroom One

13'4 x 11'1 (4.06m x 3.38m)

uPVC double glazed windows overlooking the side and the rear, radiator, carpeted flooring, fitted wardrobes, textured ceiling, ceiling light.

### Bedroom Two

10'8 x 11'1 (3.25m x 3.38m)

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

### Shower Room

5'2 x 7'4 (1.57m x 2.24m)

uPVC double glazed patterned window overlooking the side, vinyl flooring, single enclosed shower unit, top mounted sink, heated towel rail, WC, painted plaster ceiling, ceiling light.

### Outside

To the front, the property is set back from the pavement via a low maintenance garden and hedgerow for privacy

with off street parking, access into the garage through an up and over manual door and access to the garden through a wooden gate to the side. To the rear, there is a mature garden with a patio area, lawn, wooden storage shed and mature flower beds with a section to the rear of the garden that was previously used as a vegetable patch.

### 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.

8287RS

### 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 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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.