



Portland Road,  
Toton, Nottingham  
NG9 6EX

**Price Guide £375-380,000**

**Freehold**





A FOUR BEDROOM DETACHED FAMILY HOME FOUND IN A CUL-DE-SAC IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this spacious four bedroom detached family home, situated within a quiet cul-de-sac in the popular area of Toton. The property benefits from double glazing and gas central heating throughout with ample off street parking leading to a garage. The property sits on a larger than average plot with additional external space to the front. An internal viewing is highly recommended to appreciate the property and location on offer. The property is ideally located for local shops and amenities including Tesco and being positioned just a short distance to the Toton Tram Station.

The property in brief comprises of a hallway, ground floor w.c., box bay fronted lounge, separate dining room, conservatory, kitchen with integrated appliances, utility and garage to the ground floor. To the first floor, there are four bedrooms accessed off the landing as well as a family bathroom. The master bedroom boasts an en suite shower room.

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





### Porch

Double glazed door to the front, opening onto hallway, laminate flooring, radiator, under stairs storage cupboard and stairs to the first floor, doors to ground floor w.c., lounge and kitchen.

### Ground Floor w.c.

Double glazed frosted window to the front, low flush w.c., vanity wash hand basin, tiled floor, part tiled walls, chrome heated towel rail and storage units.

### Lounge

19'2 into bay x 11'4 approx (5.84m into bay x 3.45m approx)  
Double glazed box bay window to the front, double glazed window to the side, gas fire with hearth and fireplace, coving and sliding doors to dining room and conservatory.

### Dining Room

11'6 x 9'1 approx (3.51m x 2.77m approx)  
Coving, serving hatch to kitchen, radiator and double glazed sliding doors to conservatory.

### Conservatory

15'7 x 10'7 approx (4.75m x 3.23m approx)  
Tiled floor, double glazed patio doors to the rear garden, radiator.

### Kitchen

11'8 x 8'2 approx (3.56m x 2.49m approx)  
Double glazed window to the rear garden, matching wall and base units, 1½ bowl inset sink and drainer, granite worktops, integrated Neff appliances comprising: electric double oven, four ring gas hob with extractor over, microwave and dishwasher. Door to utility.

### Utility

7'10 x 7'7 approx (2.39m x 2.31m approx)  
Double glazed window and door to the rear, matching wall and base units with work surface over, stainless steel sink and drainer, pedestal wash hand basin, space and plumbing for a washing machine and dryer, boiler and door to the garage.

### First Floor Landing

Loft access hatch, double glazed window to the side and doors to:

### Bedroom 1

11'2 x 11' approx (3.40m x 3.35m approx)  
Double glazed window to the rear and radiator.

### En-Suite

Vanity wash hand basin, low flush w.c., double shower cubicle, fully tiled walls, remote control electric shower, tiled floor, chrome heated towel rail.

### Bedroom 2

10' into wardrobes x 9'5 approx (3.05m into wardrobes x 2.87m approx)  
Two double glazed windows to the front, radiator and built-in wardrobe.

### Bedroom 3

9'10 x 7'6 approx (3.00m x 2.29m approx)  
Double glazed window to the front, radiator and fitted wardrobes with internal lighting.

### Bedroom 4

8'1 x 6'5 approx (2.46m x 1.96m approx)  
Double glazed window to the rear and radiator.

### Bathroom

Double glazed window to the side, low flush w.c., chrome heated towel rail, panelled bath, wall mounted shower, vanity wash hand basin.

### Outside

To the front of the property there is off road parking with a block paved driveway, lawned garden with fencing to the borders.

The rear garden is laid mainly to lawn with a patio area and pebbled stones, shrubs to the borders, fencing to the boundaries. There is a security light, water tap and 1 double and 1 single power sockets.

### Garage

17'11 x 8'1 approx (5.46m x 2.46m approx)  
Single garage with an up and over door to the front and door to utility, light plus 1 double and 1 single power sockets.

### 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.

### 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 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			
(69-80) C		69	81
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.