



Huntingdon Way,  
Toton, Nottingham  
NG9 6HZ

**Price Guide £449,950-455,000**

**Freehold**



A WELL PRESENTED AND SPACIOUS, FOUR/FIVE BEDROOM DETACHED HOUSE SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC WITHIN THE DESIREABLE VILLAGE OF TOTON, WITH OFF STREET PARKING, A BRICK BUILT GARAGE AND ENCLOSED LARGE GARDEN SITUATED ON A CORNER PLOT AND WITHIN CATCHMENT FOR GEORGE SPENCER ACADEMY.

Robert Ellis are pleased to be instructed to bring to the market this superb example of a four/five bedroom detached family home. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. The property was originally constructed with a double garage however the left side has been converted into an integral room, currently used as a fifth bedroom with versatility to be used alternatively as an office, play room and much more. The garage to the right is perfect for storage with an electric up and over door to the front and is constructed of brick. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a spacious entrance hallway, Downstairs WC, bedroom five/office space, a bay fronted lounge with double doors opening into the separate dining room, a kitchen with integrated appliances and a utility room to the rear. To the first floor, the landing leads to the generous master bedroom with three piece en-suite shower room, bedroom two, bedroom three, bedroom four and the three piece family bathroom suite. To the exterior, the property sits within a quiet cul-de-sac on a larger than average corner plot with turf and ample off street parking to the front with access into the garage and the rear garden through a side gate. To the rear, the garden is enclosed and south facing, getting the sun throughout the day with turf, flower beds, artificial turf, patio area, a wooden storage shed and water feature.

Located in the popular residential village of Toton, close to a wide range of local schools, shops and parks. Toton tram station is within walking distance of the property with fantastic transport links into Nottingham and Derby via the A52 with easy access to the A50 and M1. Chilwell retail park is just a short drive away where further shops and healthcare facilities can be found with supermarkets within walking distance. Local train stations and East Midlands Airport are also just a short drive away.



### Entrance Hall

Composite front door, carpeted flooring, radiator, textured ceiling, ceiling light.

### Downstairs WC

5'1 x 2'6 approx (1.55m x 0.76m approx)

Low flush w.c., top mounted sink, radiator, vinyl flooring, textured ceiling, ceiling light.

### Lounge

16'2 x 10'2 approx (4.93m x 3.10m approx)

Double glazed bay window overlooking the front, carpeted flooring, radiator, electric fire, painted plaster ceiling, ceiling light.

### Dining Room

10'3 x 9'6 approx (3.12m x 2.90m approx)

Double glazed sliding doors leading into the conservatory, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Conservatory

12'7 x 13'4 approx (3.84m x 4.06m approx)

Double glazed windows and French doors overlooking and leading out to the rear garden, tiled flooring, ceiling light.

### Kitchen

8'6 x 14'0 approx (2.59m x 4.27m approx)

Double glazed window overlooking the rear, tiled flooring, wall and base units with work surfaces over, inset sink and drainer, Range Master cooker with induction hob and overhead extractor fan, integrated dishwasher, space for fridge/freezer, radiator, painted plaster ceiling, ceiling light.

### Utility Room

7'1 x 7'1 (2.16m x 2.16m)

Composite door leading to the rear, tiled flooring, space for washing machine, space for freezer, aluminium sink with drainer board, painted plaster ceiling, ceiling light.

### Bedroom 5/Office

17'0 x 7'3 approx (5.18m x 2.21m approx)

Double glazed bay window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### First Floor Landing

Carpeted flooring, painted plaster ceiling, ceiling light.

### Master Bedroom

13'8 x 10'6 approx (4.17m x 3.20m approx)

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

### En-Suite Shower Room

4'6 x 7'4 approx (1.37m x 2.24m approx)

Double glazed patterned window overlooking the side, vinyl flooring, radiator, single enclosed shower unit, mirror unit with built in light, top mounted sink, low flush w.c., painted plaster ceiling, ceiling light.

### Bedroom 2

9'5 x 10'2 approx (2.87m x 3.10m approx)

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

### Bedroom 3

7'3 x 8'9 approx (2.21m x 2.67m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom 4

6'9 x 7'0 approx (2.06m x 2.13m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

6'6 x 7'4 approx (1.98m x 2.24m approx)

Double glazed patterned window overlooking the side, vinyl flooring, low flush w.c., top mounted sink, bath with shower over the bath, built in storage cupboard housing the water tank, radiator, painted plaster ceiling, spotlights.

### Outside

To the front, the property sits within a quiet cul-de-sac location in the heart of Toton village on a larger than average corner plot with turf and ample off street parking to the front with access into the garage through an electric up and over door and into the rear garden through a gate to the side.

To the rear, there is an enclosed garden with mature flower beds, a patio area, turf and artificial turf, a wooden storage shed and a water feature,

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto High Road which then becomes Stapleford Lane. Turn left onto Banks Road and then left onto Goodwood Drive and first left onto Huntingdon Way. 8328RS

### 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 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

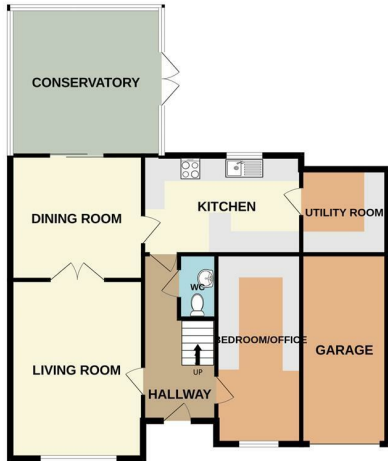
Non-Standard Construction – No

Any Legal Restrictions – No

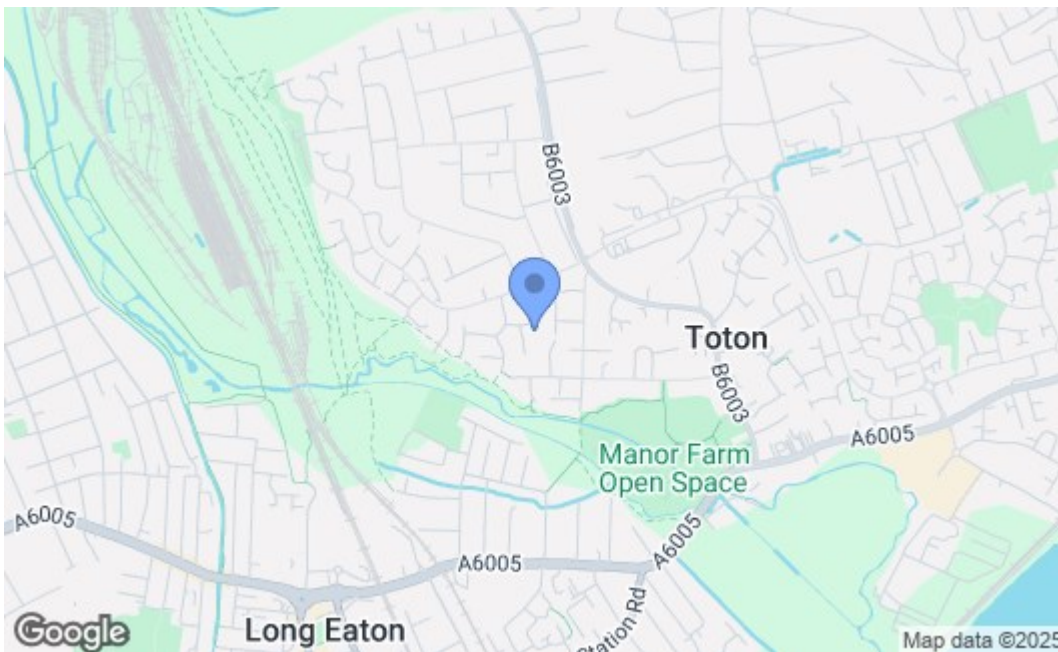
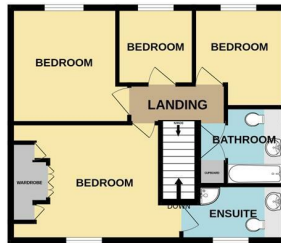
Other Material Issues – No



GROUND FLOOR  
1110 sq.ft. (103.2 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.3 sq.m.) approx.



| 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                     |  |                         |           |
| <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.