



Carrfield Avenue,  
Toton, Nottingham  
NG9 6FE

**O/I/R £210,000 Freehold**



THIS IS A TRADITIONAL BAY FRONTED SEMI DETACHED HOME WHICH HAS THE POTENTIAL TO EXTEND AND UPGRADE, SITUATED ON A LARGE PLOT IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA.

Being located on Carrfield Avenue, this traditional bay fronted property provides a lovely home that has the potential for a new owner to stamp their own mark on their next property as it has space at the side and rear to be significantly extend, if this was required by a new owner. For the size of the plot and layout of the accommodation to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for excellent local schools, which have been one of the main reasons why people have wanted to move to the Toton area over the past couple of decades and to excellent transport links which includes the latest extension for the Nottingham tram system, all of which have helped to make this a popular and convenient place to live.

The property stands back from the road with a Presscrete driveway and garden at the front and is constructed of brick with render to the external elevations, all under a new fitted tiled roof and the accommodation includes the benefits of having gas central heating (with a new boiler installed approx. 12 months ago) and double glazing. Being entered through the main entrance door at the side of the house, the accommodation includes a reception hall, from which the stairs take you to the first floor, the lounge has a bay window to the front, the dining kitchen is positioned at the rear and has a door leading into a rear porch/conservatory and there is also the ground floor shower room/w.c. To the first floor the landing leads to the three bedrooms and there is a first floor w.c. with a hand basin positioned off the landing. Outside there is a Presscrete driveway and easily managed garden at the front of the property and a path takes you between the garage and house to the rear garden where there is a further Presscrete patio area, the main garden has been pebbled to help keep maintenance to a minimum, there is a fairly new log cabin/summerhouse positioned at the bottom of the garden, a shed and greenhouse with the rear garden being kept private by having fencing to the boundaries. There is also a detached concrete sectional garage positioned to the right hand side of the house.

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



The main entrance door to the property is positioned at the side of the house and this is a half double glazed door leading to:

#### Reception Hall

Stairs with a hand rail leading to the first floor, cloaks hanging and doors leading to the lounge and dining kitchen.

#### Lounge/Sitting Room

13'6 × 10'5 plus bay approx (4.11m × 3.18m plus bay approx)

Having a double glazed bay window with vertical blinds to the front, radiator and cornice to the wall and ceiling.

#### Dining Kitchen

12'3 × 10'1 approx (3.73m × 3.07m approx)

The kitchen is fitted with a stainless steel sink having a double cupboard and a drawer below, space for a washing machine to the side of the sink, further work surface with cupboards and drawers below and wall cupboards above, space and plumbing for an upright gas cooker and a fridge, radiator, built-in storage cupboard to one side of the chimney breast with a further double built-in shelved storage cupboard to the other side, understairs storage pantry with shelving and the electric meter and electric consumer unit is housed in the understairs cupboard where there is also a power point, double glazed window looking through into the conservatory and a double glazed window with fitted blinds to the side.

#### Rear Porch/Conservatory

8' × 5'10 approx (2.44m × 1.78m approx)

Having a half double glazed door leading out to the rear garden, double glazed windows to the rear and side, polycarbonate roof and there is a power point for a freezer or other appliance.

#### Shower Room

The ground floor shower room is divided by a sliding door and has a corner shower with an electric Triton shower, boarding and tiling to the walls and has curved glazed doors and protective screens, bidet, low flush w.c. and pedestal hand basin, tiling to the walls, wall mounted mirror fronted cabinet, two opaque double glazed windows to the side and a radiator.

#### First Floor Landing

The balustrade continues from the stairs to the landing and there is a hatch to the loft.

#### Bedroom 1

13'7 × 10'6 plus bay approx (4.14m × 3.20m plus bay approx)

Double glazed bay window with vertical blinds to the front, radiator, double built-in wardrobe with cupboard over and shelving to one wall.

#### Bedroom 2

7'1 × 7'3 approx (2.16m × 2.21m approx)

Double glazed window with fitted vertical blinds to the rear.

#### Bedroom 3

7'7 × 5'10 approx (2.31m × 1.78m approx)

Double glazed window with a sliding door to the landing and a radiator.

#### Separate w.c.

Being fully tiled and having a low flush w.c., wall mounted hand basin, a newly fitted boiler (fitted approx 12 months ago with an 8 year guarantee) is mounted on the wall in this area and there is a mirror fronted wall cabinet.

#### Outside

At the front of the property there are double ranch style gates leading from the road to the Presscrete style driveway which extends across the front of the property where there are borders and the garden is kept private by having brickwork/wall to the right hand side and wall to the front boundary with a picket fence to the left hand side. There is a path with a gate between the garage and house providing access to the rear garden.

At the rear of the property there is a Presscrete area to the side and rear of the house where there is a shed and greenhouse positioned, the garden has been pebbled to help keep maintenance to a minimum and at the bottom of the garden there is a recently constructed log cabin with the gardens being kept private by having fencing to the boundaries.

#### Log Cabin/Summerhouse

9'8 × 9'8 approx (2.95m × 2.95m approx)

The log cabin is positioned at the bottom of the garden and has glazed doors and windows to the front and a covered veranda in front of the cabin.

#### Garage

13'10 × 8'10 approx (4.22m × 2.69m approx)

The concrete sectional garage has an up and over door to the front, a door to the side and a window to the rear.

#### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor pub turn left into High Road. Turn left into Portland Road and right into Carrfield Avenue where the property can be found on the right.

8408AMMP

#### Council Tax

Broxtowe Borough Council Band B

#### 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 very low

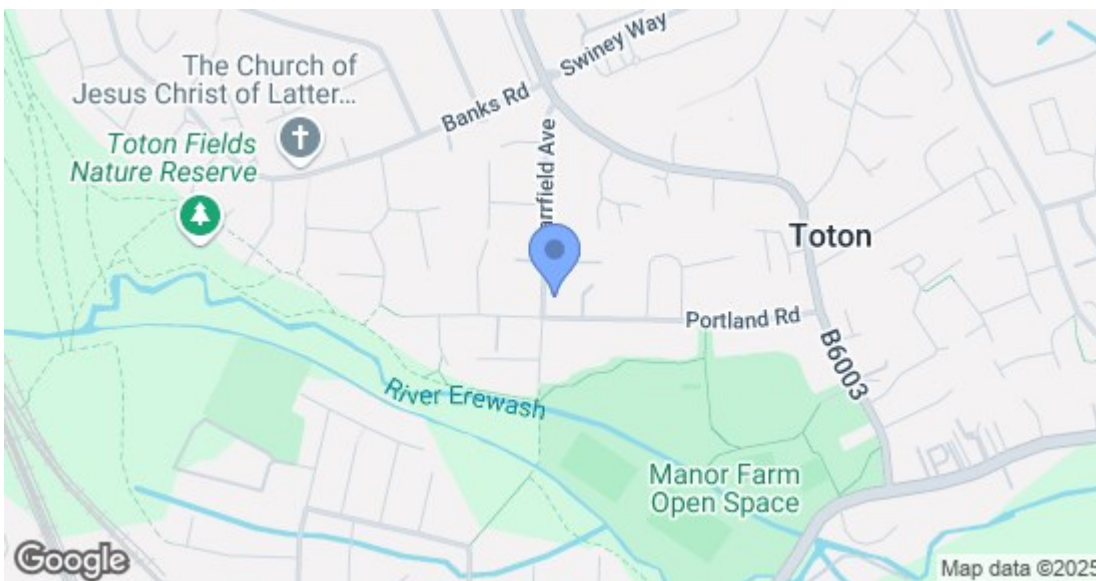
Flood Defenses – No

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			90
(81-91) B			
(69-80) C		70	
(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.