



Freeland Close,
Toton, Nottingham
NG9 6GG

Price Guide £315-325,000
Freehold



A THREE BEDROOM DETACHED PROPERTY OFFERING EXTENDED ACCOMMODATION AND FOUND IN A CUL-DE-SAC POSITION.

Robert Ellis are delighted to offer to the market a rare opportunity to purchase a detached home within Toton set within a cul-de-sac. The property is within easy reach of Toton Tram stop providing regular access to Nottingham City Centre in addition to being within close proximity to the A52 and subsequently, the M1 at Junction 25. There are also a range of local shops and amenities within the local area including a Tesco Superstore on Swiney Way. Toton is located close to Long Eaton and Chilwell providing further opportunities for amenities as well as additional schools.

This extended detached home requires modernisation throughout, offering huge potential for the next owner to make as they want with potential to extend further (subject to relevant planning permission). The property sits on a generous wide plot, occupying a corner spot at the bottom of the cul-de-sac. Benefiting from gas central heating, double glazing and property owned 2KW solar panels, the internal accommodation briefly comprises of a large hallway, spacious lounge/diner stretching in excess of 21ft and kitchen to the rear aspect of the property. To the first floor, there are three bedrooms and a four piece bathroom.

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

Double glazed door to the front with double glazed side panel, radiator, doors to:

Ground Floor w.c.

Low flush w.c., wash hand basin and tiled walls and floor.

Lounge/Dining Room

21'7 x 11'7 approx (6.58m x 3.53m approx)

Double glazed window to the front, radiator, double glazed sliding patio doors to the rear, stone surround fireplace.

Kitchen

18'5 x 7'4 approx (5.61m x 2.24m approx)

Two double glazed windows to the rear, double glazed door to the side, matching wall and base units, part tiled walls, stainless steel sink and drainer, integrated electric double oven, four ring gas hob, extractor hood over and spaces for fridge/freezer, washing machine and dishwasher.

First Floor Landing

Double glazed window to the side, airing/storage cupboard, loft access hatch and doors to:

Bedroom 1

11'4 into wardrobes x 11'4 approx (3.45m into wardrobes x 3.45m approx)

Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

9'7 x 9'7 approx (2.92m x 2.92m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

11'10 x 6'1 approx (3.61m x 1.85m approx)

Double glazed window to the front and a radiator.

Bathroom

Double glazed window to the rear, low flush w.c., vanity wash hand basin, corner bath, single shower cubicle with mains shower, radiator.

Outside

There is off road parking to the front with a driveway

leading to the garage and side gated access to the rear garden. There are shrubs and bushes and walled boundaries.

The South facing rear garden is on a wide plot and laid mainly to lawn, patio area, covered area to the side and fencing to the boundaries.

Garage

13'7 x 7'7 approx (4.14m x 2.31m approx)

Electric roller shutter door to the front and personal door to the side.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left into Stapleford Lane. At the next main set of traffic lights turn left into Banks Road, right into Sandown Road, left into Leigh Road and left again into Freeland Close.

8378AMCO

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, Virgin

Broadband Speed - Standard 11mbps Superfast 72mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

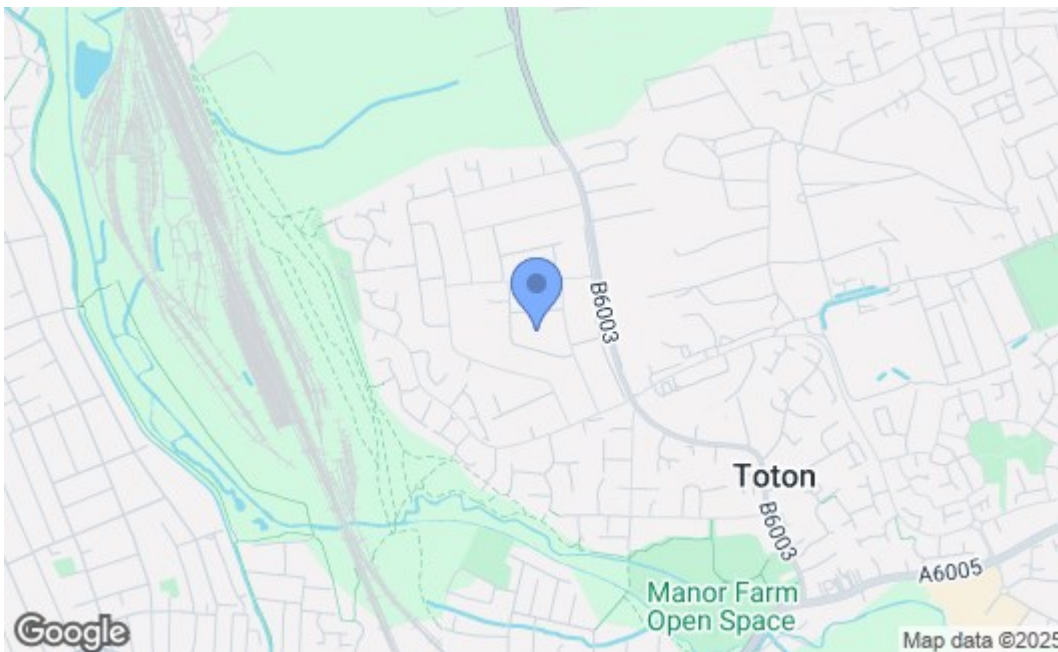
Flood Defenses – No

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			79
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.