



Norfolk Avenue,  
Toton, Nottingham  
NG9 6GP

**£280,000 Freehold**



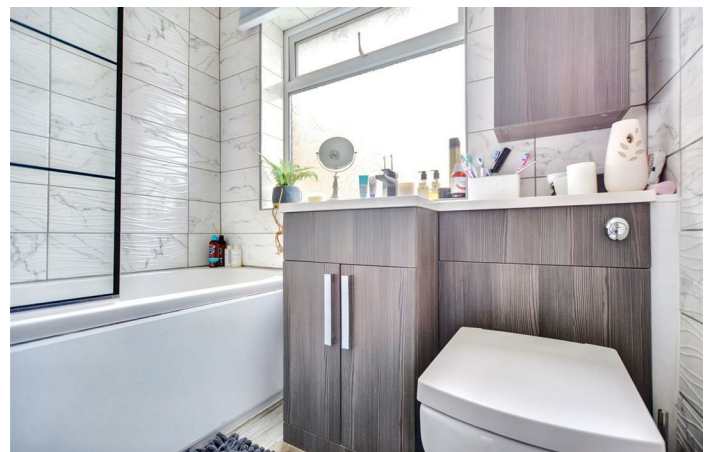


A THREE BEDROOM SEMI DETACHED HOUSE FOUND ON A CORNER PLOT IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this semi detached home boasting a corner plot situated in the sought-after area of Toton, this three-bedroom semi-detached house offers a wonderful opportunity for families and professionals alike. The property occupies a corner plot with ample off road parking and detached garage.

The property is constructed of brick to the external elevations and benefits from gas central heating. In brief the internal accommodation briefly comprises of an entrance hall which leads to the open plan lounge/diner with a dual aspect, a modern kitchen diner with integrated appliances and conservatory to the rear aspect. To the first floor, there are three bedrooms and a modern three piece bathroom.

The property is well placed for easy access to the Tesco superstore on Swiney Way with there being several other supermarkets and other retail outlets in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx, Superdrug and various coffee eateries, there are excellent local schools for all ages which are within walking distance of the property, healthcare and sports facilities including several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and as well as the Nottingham tram system the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, 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.



### Hallway

Double glazed composite entrance door and side window to front, feature anthracite radiator, stairs to first floor and understairs cupboard.

### Lounge/Diner

21'5 x 12'6 approx (6.53m x 3.81m approx)

With feature vertical anthracite radiators, double glazed window to front and patio doors to the conservatory at the rear, opening to:

### Breakfast Kitchen

9'6 x 11'4 approx (2.90m x 3.45m approx)

The exclusively fitted kitchen has a range of matching handle-less wall and base units with oak work surfaces over and matching upstand under cupboard lighting, inset ceramic sink unit, integrated appliances include an eye level electric oven, four ring electric induction hob with extractor over, microwave oven, fridge/freezer, washing machine and dishwasher. Tiled flooring, breakfast bar, spotlights to the ceiling and double glazed window to rear.

### Conservatory

12'6 x 6'5 approx (3.81m x 1.96m approx)

Double glazed windows with a dwarf brick wall surround, polycarbonate roof, radiator, door to rear garden.

### First Floor Landing

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

### Bedroom 1

11'6 x 10'11 approx (3.51m x 3.33m approx)

Fitted wardrobes to one wall, radiator and a double glazed window to the front.

### Bedroom 2

11'6 x 10'6 approx (3.51m x 3.20m approx)

Built-in airing/storage cupboard housing the boiler (approx 2 years old), radiator and a double glazed window to the rear.

### Bedroom 3

6'4 x 7'1 approx (1.93m x 2.16m approx)

Built-in wardrobe, radiator and a double glazed window to the front.

### Bathroom

Modern white three piece suite comprising of a panelled bath, vanity wash basin and hidden cistern, low flush w.c., tiled walls and floor, anthracite towel radiator and a double glazed window to the rear.

### Outside

Situated on a corner plot with established lawned garden to the front and a driveway to the garage set to the side.

The rear garden has artificial lawn, fence to the boundaries and gated access to the rear.

### Garage

Brick built detached garage with up and over door to the front.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the main traffic lights turn left into High Road and second right into Norfolk Avenue.

8454AMCO

### 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

Broadband Speed - Standard 6mbps Superfast 63mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

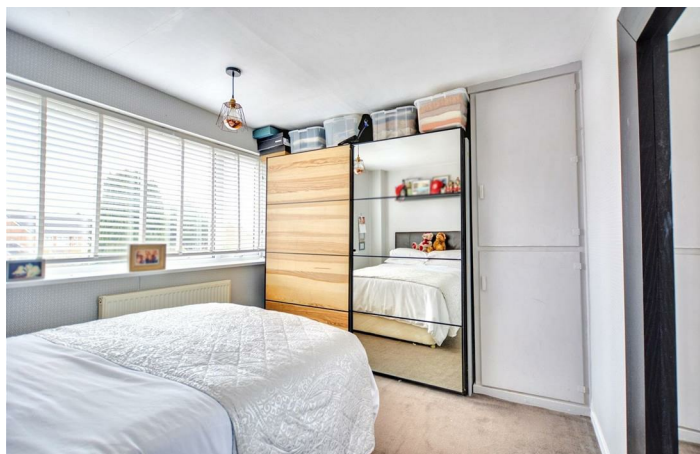
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

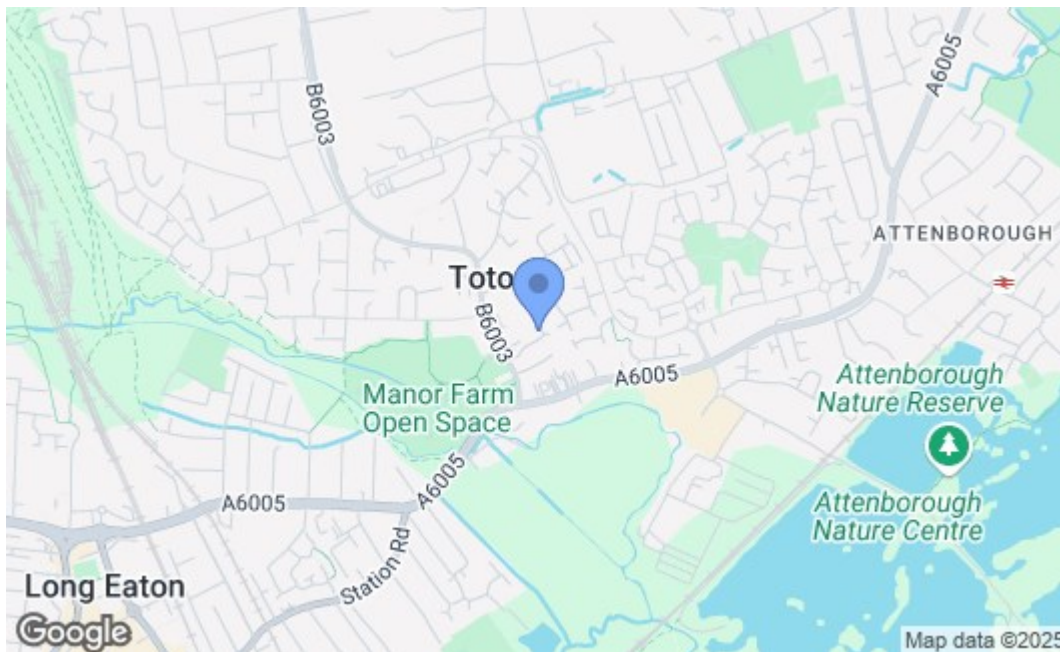
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.