

Kirkham Drive,
Toton, Nottingham
NG9 6HG

£485,000 Freehold

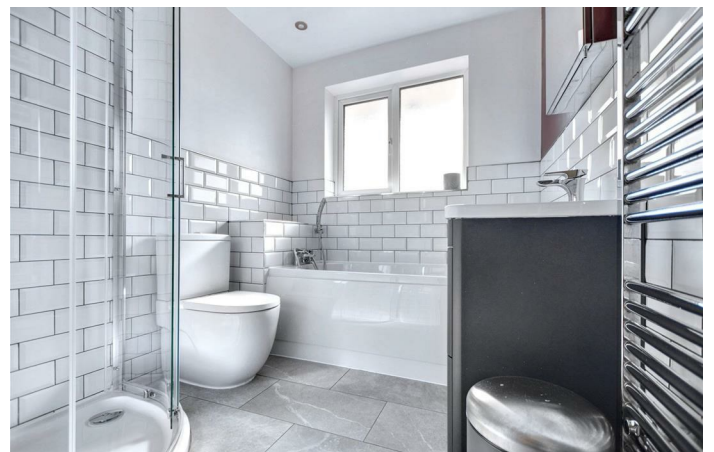


A FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON A QUIET CUL-DE-SAC WHICH HAS BEEN UPDATED AND RE-DESIGNED AND HAS A PRIVATE GARDEN WITH A GARDEN ROOM TO THE REAR.

Being located on Kirkham Drive, which is a quiet cul-de-sac in the heart of Toton that is close to all the excellent schools provided by the area, this four bedroom detached is now being sold with the benefit of NO UPWARD CHAIN. For the size of the accommodation which has been updated by the current owners since they purchased the property and the privacy of the rear garden which has a large garden room/cabin at the bottom to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely family home for themselves. As well as the excellent local schools the property is also well placed for easy access to many other amenities and facilities and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with block paved parking at the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives the benefits of having gas central heating with a newly fitted boiler and double glazing and includes a spacious reception hall with tiled flooring that runs through into the large breakfast kitchen, the lounge is positioned at the front and there is a dining/sitting room with a double glazed French door leading out to the rear garden. There is a rear hallway off the kitchen which leads to a ground floor w.c. and has a door leading out to the rear garden and access into the garage where there is a utility area. To the first floor the landing leads to the four bedrooms, with the main bedroom having a newly created and fitted en-suite shower room/w.c., there is the main family bathroom, which again has been completely re-fitted by the current owners, and there is a further shower room/w.c. Outside there is block paved parking at the front, the garage is positioned to the right and this provides an excellent storage facility and has a utility area at the rear and the private garden at the rear has patios, lawn and at the bottom there is a recently constructed garden room which could provide additional living accommodation, a home office, gym or similar and the garden is kept private by having fencing and hedging to the boundaries.

The property is well placed for easy access to the excellent local schools for all ages, there is a Tesco store on Swiney Way with further shopping facilities be found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is a M&S food store, Next, TK Maxx and various coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks in the nearby picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, 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.



Stylish composite front door with three inset ornate glazed panels and matching double glazed side panels leading to:

Reception Hall

Stairs with balustrade leading to the first floor with cupboard under which houses the gas and electricity meters and the electric consumer unit, tiled flooring which extends through into the breakfast kitchen, radiator, recessed lighting to the ceiling and oak doors with inset glazed panels leading to the lounge and to the breakfast kitchen.

Lounge/Sitting Room

14'8 plus bay x 11'6 approx (4.47m plus bay x 3.51m approx)

Double glazed bay window to the front, stone effect gas fire set in a contemporary Adam style fire surround with an inset and hearth, engineered oak flooring and a radiator.

Dining/Sitting Room

21'4 x 10' approx (6.50m x 3.05m approx)

This second large reception room has a double glazed French door and a window to the rear, cornice to the wall and ceiling, radiator, wooden flooring and double opening glazed doors leading into:

Breakfast Kitchen

20' x 9'9 approx (6.10m x 2.97m approx)

The kitchen is fitted with cream finished units having chrome fittings and includes a stainless steel sink with a mixer tap and five ring hob set in an L shaped work surface with cupboards, drawers and an integrated dishwasher below, work surface with cupboards and drawer under and an AEG microwave oven and cupboards over, double AEG oven with drawers below and cupboards above, upright integrated fridge/freezer, further work surface with cupboards and drawers below, matching eye level wall cupboards and a hood over the cooking area, fitted breakfast bar/eating area, upright shelved double pantry cupboard, recessed lighting to the ceiling, tiled flooring, double glazed window to the rear and a half double glazed door leading out to the rear garden.

Rear Hall

Opaque glazed door leading out to the rear garden, tiled flooring, cloaks hanging and a door to the adjoining garage which has a utility area.

Ground Floor w.c.

Having a white low flush w.c. and a wall mounted hand basin with a tiled splashback and a mirror to the wall above, chrome ladder towel radiator, tiled flooring and an extractor fan.

First Floor Landing

A balustrade continues from the stairs onto the landing, hatch with ladder leading to the loft, built-in storage cupboard, radiator, two light wells and recessed lighting to the ceiling, and oak doors leading to the bedrooms, bathroom and shower room.

Bedroom 1

15'5 to 13'2 x 11'5 approx (4.70m to 4.01m x 3.48m approx)

Double glazed bay window to the front, recessed lighting to the ceiling, radiator, range of wardrobes with sliding doors providing hanging space, shelving and drawers and two power points with USB charging points.

En-Suite

The newly created and fitted shower room has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and a glazed protective screen, hand basin with a mixer tap and double cupboard under with a tiled splashback and circular mirror to the wall above, low flush w.c. with a concealed cistern, chrome ladder towel radiator, tiled flooring, Velux window to the ceiling and a feature wooden shelf to one wall.

Bedroom 2

12'8 x 10'5 approx (3.86m x 3.18m approx)

Double glazed window to the rear, radiator, recessed lighting to the ceiling and a USB charging point to one of the power points.

Bedroom 3

9'8 plus recess x 9'3 approx (2.95m plus recess x 2.82m approx)

Double glazed window to the rear, radiator, recess with shelving and a wardrobe which has a mirror fronted door and dado rail to the walls.

Bedroom 4

15'4 x 6'4 approx (4.67m x 1.93m approx)

Double glazed window to the front, radiator and access to roof storage space.

Bathroom

The main bathroom has been recently re-fitted and with half tiled walls includes a panelled bath with a mixer tap and hand held shower over, tiling to three walls around the bath and to the baulk head at the end of the bath, low flush w.c., separate shower with a Mira shower, tiling to two walls and a curved glazed door and protective screens, hand basin with a mixer tap and drawers below, wall mounted mirror fronted shelved cabinet, chrome ladder towel radiator, tiled flooring, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

Shower Room

The shower room has a walk-in shower with a mains flow shower system, tiling to three walls, a corner hand basin with a mixer tap and tiled splashback and a low flush w.c., Baxi wall mounted boiler, glazed shelf and light with charging point for an electric toothbrush or shaver to the wall above the sink, radiator with a fitted rail, tiled flooring, mirror fronted cabinet and opaque double glazed window.

Outside

At the front of the property there is block paved parking for several vehicles with borders to the left hand side and in front of the house with a wall to the right hand side and a low level fence to the left and there is an outside light provided next to the front door.

The rear garden has a slabbed patio and concrete area with raised beds and there is a block paved path leading to a second patio with there being a lawn and play area and there is a recently constructed cabin at the bottom of the garden with a pebbled area to the side and the garden is kept private by having fencing to the right and rear boundaries and a hedge and fence to the left hand side and there is an outside water tap and external lighting provided.

Garage

19' x 6'6 approx (5.79m x 1.98m approx)

The garage is positioned to the right hand side of the property and provides an excellent storage area and has a roller door to the front, a sink with a double cupboard under, there is plumbing and space for an automatic washing machine and tumble dryer, shelving to the walls and a power point and lighting are provided in the garage.

Log Cabin

15'5 to 14'7 x 14'1 approx (4.70m to 4.45m x 4.29m approx)

The cabin/garden room is positioned at the bottom of the garden and was constructed in 2024. This large room can provide additional accommodation or be used as a home office, gym or similar and it has double glazed, double opening doors and a double glazed window to the front, two wall mounted heaters and power points and recessed lighting are provided.

Directions

Proceed out of Long Eaton along Nottingham Road turning left into High Road at the Grange Farm traffic lights. Continue to the Banks Road traffic lights turning left into Banks Road and second right into Kirkham Drive where the property can be found on the left hand side identified by our for sale board. 8477AMMP

Council Tax

Broxtowe Borough Council D

Agents Notes

There are some AI images on this property

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

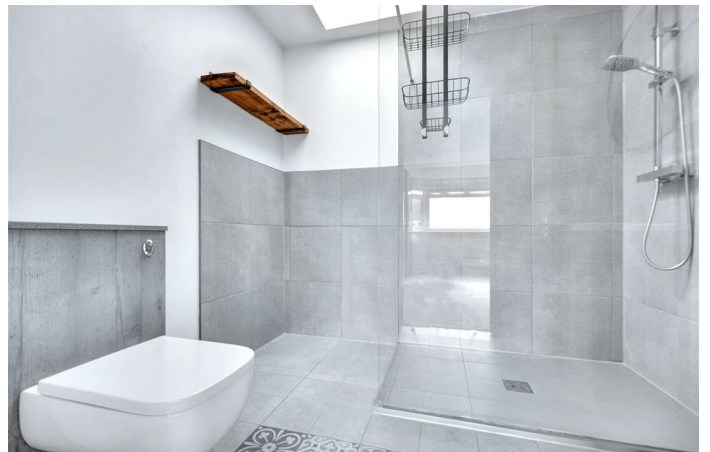
Flood Risk – No, surface water very low

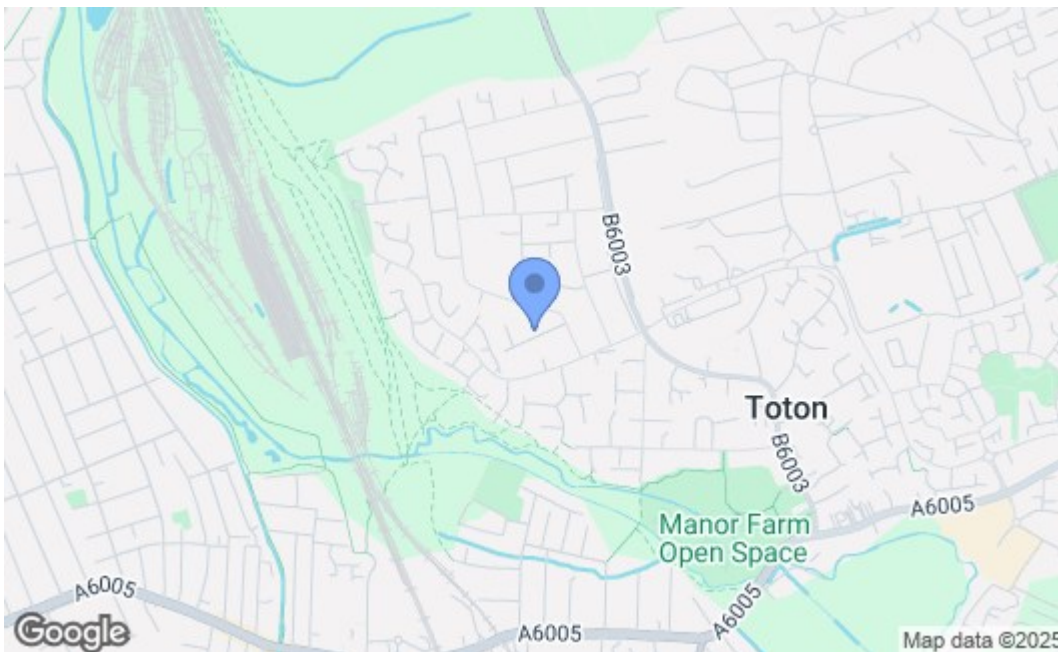
Flood Defenses – No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(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.