

Woodstock Road,  
Toton, Nottingham  
NG9 6HW

**O/I/E £350,000 Freehold**



AN EXTENDED FIVE BEDROOM MID PROPERTY LOCATED IN THE POPULAR AREA OF TOTON, CLOSE TO LOCAL AMENITIES AND OUTSTANDING SCHOOLS OFFERING OVER 1650sq ft OF SPACE!

Robert Ellis are extremely pleased to bring to the market an extended good size family property deriving the benefit of modern conveniences such as gas central heating and double glazing. The extended property offers you that much wanted open plan living kitchen space and to fully appreciate the accommodation on offer a internal viewing is highly recommended. The property is also within easy walking distance of the local schools provided by Toton, which over the past couple of decades is the main reason why families have wanted to move into the Toton area and also to excellent transport links which now include the latest extension to the Nottingham tram system which provides another means of transport to and from Nottingham city centre.

The property is constructed of brick to the external elevation all under a tiled roof and in brief the accommodation comprises of an entrance porch, spacious front dining room, cloaks/w.c., lounge, extended open plan kitchen with the kitchen having many integrated appliances and a sun room overlooking the rear garden. To the first floor there are four bedrooms and a family bathroom. To the second floor, is a master suite with Velux windows and en-suite. Outside to the front there is off the road parking provided by a block-paved drive. To the rear is an easily maintained garden with pergola, and garage.

Situated on Woodstock Road the property is within easy reach of the Tesco superstore found on Swiney Way with there being a number of other supermarkets and other retail outlets found in the nearby towns of Beeston, Long Eaton and Stapleford as well as at Chilwell Retail Park where there is an M&S food store, Next, TK Maxx and other outlets. There are excellent local schools which are within easy walking distance of the property, healthcare and sports facilities which include several local golf courses, walks in the almost adjacent countryside, at Toton Fields and at the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Attenborough, Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



#### Entrance Porch

3'0" x 4'7" approx (0.92m x 1.42m approx)

The entrance porch has a uPVC front door with inset glass, with a uPVC double glazed window to the side, ceiling light, laminate flooring, door to the dining room and the alarm panel.

#### Dining Room

16'8" x 14'4" approx (5.1m x 4.37m approx)

The spacious dining room has a UPVC double glazed window to the front, ceiling light, wall-mounted radiator, laminate flooring, coving and ceiling rose.

#### Living Room

19'4" x 11'1" approx (5.9m x 3.4m approx)

The living room has a large uPVC double-glazed picture window to the front, two ceiling fan lights, coving to the ceiling, laminate flooring, TV point with hidden cabled and power point on the wall, wall mounted double radiator and a panelled door leading to the stairs and a metal frame door to the back garden

#### Open Plan Breakfast Kitchen

19'7" x 11'1" approx (5.97 x 3.4m approx)

The spacious open-plan Breakfast kitchen has two UPVC double glazed windows to the rear and French doors to access the rear garden, recessed LED spotlights, wall-mounted radiator and laminate flooring. The kitchen features Cream Shaker style wall, base and drawer unites to three walls with solid oak worktops, with a large breakfast bar area. A 1 1/2 ceramic bowl sink with swan neck mixer tap, twin integrated ovens and twin microwave convection ovens, a five ring stainless steel gas hob with stainless steel extractor above. There is space for both a washing machine and dishwasher and space for a large American style fridge freezer.

#### Sun Room

10'9" x 10'7" approx (3.3m x 3.25m approx)

The sun room has UPVC double-glazed windows to the rear and side, UPVC door to the rear garden, ceiling light and tiles flooring. This is a flexible space off the kitchen which could be used as a study, home office or playroom.

#### Inner Lobby

5'2" x 2'7" approx (1.59m x 0.8m approx)

The inner lobby is between the dining room and living room, with access to the downstairs W.C.

#### WC

4'3" x 4'3" approx (1.3m x 1.3m approx)

The downstairs W.C has a low-flush WC, a vanity hand wash basin with storage cupboards beneath and panelled walls. With laminate flooring and ceiling light.

#### Landing

3'7" x 12'1" approx (1.1 x 3.7m approx)

The landing has a ceiling light, carpeted flooring and access to the four bedrooms, bathroom and door to the stairs to the second floor,

#### Master Suite on Second Floor

19'0" x 10'2" approx (5.8m x 3.1m approx)

The main bedroom, located on the second floor has a contemporary oak and glass ballustrade loft conversion has Velux windows to the front and rear,, with ceiling light, a wall-mounted radiator, built-in wardrobes, carpeted flooring. There is access to the eaves for additional storage and a door into the en-suite.

#### Ensuite to Master

6'2" x 6'2" approx (1.89 x 1.89m approx)

The en-suite has a contemporary white three-piece suite with walk-in shower with rain shower head, low flush WC, pedestal wash basin, chrome heated towel rail, Velux window, ceiling light, extractor fan and built-in storage cupboard.

#### Bedroom Two

11'3" x 9'1" approx (3.44m x 2.78m approx)

The second bedroom has a UPVC double-glazed window to the front, wall-mounted radiator, ceiling light, carpeted flooring, built-in storage cupboard under the stairs.

#### Bedroom Three

12'0" x 10'8" approx (3.67m x 3.27m approx)

The third bedroom has a UPVC double-glazed window to the rear, wall-mounted radiator, ceiling light, laminate flooring, built-in wardrobe.

#### Bedroom Four

11'3" x 10'0" approx (3.45m x 3.07m approx)

The fourth bedroom has a UPVC double-glazed window to the front, wall-mounted radiator, ceiling light, carpeted flooring, built-in wardrobe and coving to the ceiling.

#### Bedroom Five

10'9" x 7'3" approx (3.3m x 2.22m approx)

The fifth bedroom has a UPVC double-glazed window to the rear, wall-mounted radiator, ceiling light, laminate flooring, coving to the ceiling and TV point.

#### Bathroom

7'3" x 5'6" approx (2.22m x 1.68m approx)

The bathroom features a modern three-piece white suite with a panelled bath with mixer shower attachment, a low-flush W.C, vanity wash basin. There are recessed ceiling spotlights and built-in sun pipe to flood the room with natural light. there is a chrome towel rail, tiled walls and a vinyl flooring.

#### Garage

16'4" x 9'10" approx (5m x 3m approx)

The detached garage in the rear garden has power, lighting, a window to the side door for access. Ideal for storage.

#### Outside

To the front

To the rear

#### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left into High Road. Turn left after the traffic lights into Woodstock Road and continue along where the property can be found on the left.

#### Council Tax

Broxtowe Borough Council Band B

#### Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps, Superfast 74mbps, Ultrafast 1000mbps

Phone Signal – EE, O2

Sewage – Mains supply

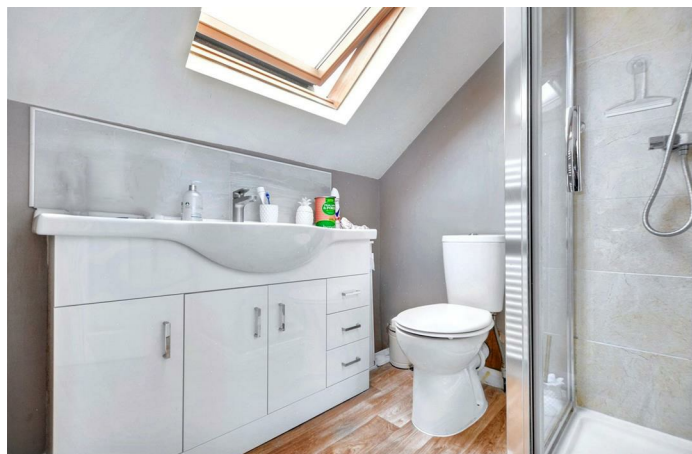
Flood Risk – No, surface water very low

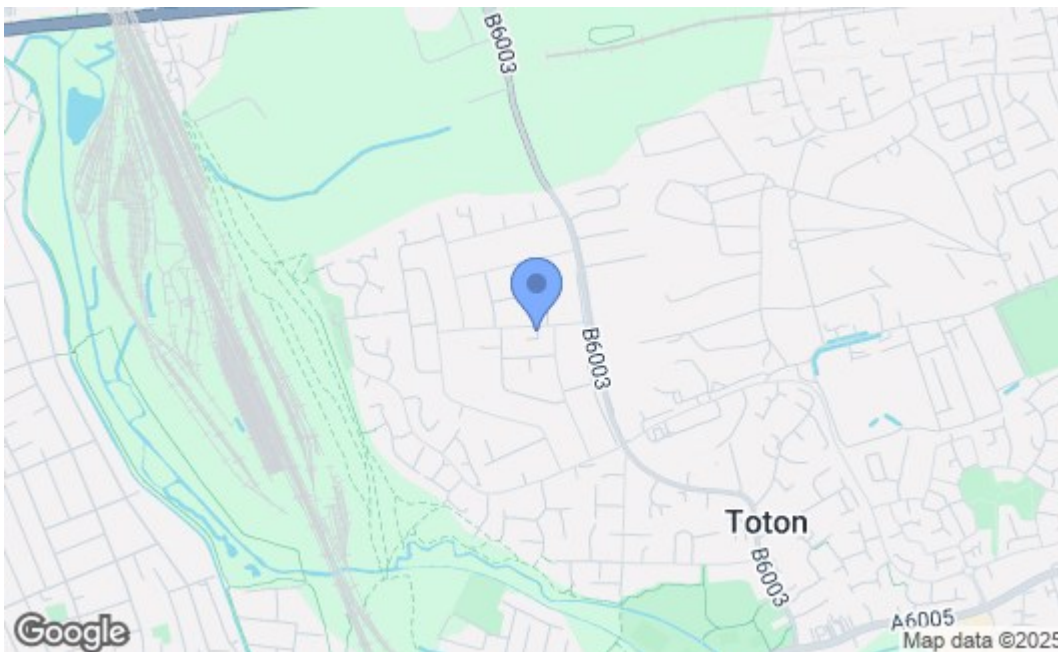
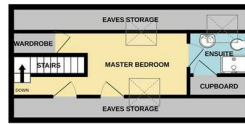
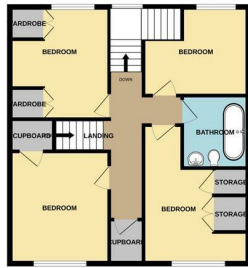
Flood Defenses – No

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		64	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.