



Erdington Way,
Toton, Nottingham
NG9 6JY

£375,000 Freehold

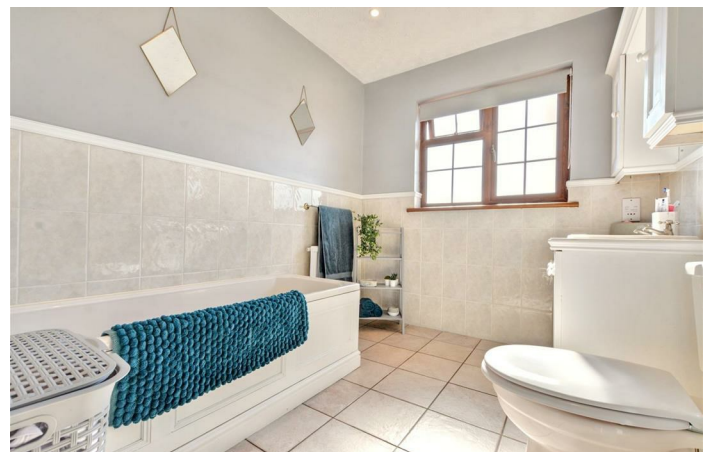


A SUPERB EXTENDED FOUR BEDROOM DETACHED HOUSE IN THE HEART OF TOTON, PERFECTLY PLACED FOR EASY ACCESS TO THE OUTSTANDING LOCAL SCHOOLS AND OTHER AMENITIES AND FACILITIES

Robert Ellis are delighted to be instructed to market this four bedroom detached family home which is situated at the head of the cul-de-sac on Erdington Way and is therefore close to the excellent local schools for all ages which have been one of the main reasons why people have wanted to move to the Toton area over the past couple of decades. The property is also well placed for other amenities and facilities and to excellent transport links which includes the latest extension to the Nottingham tram system which terminates at Toton. For the size of the accommodation included and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this beautiful home for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the property includes a reception hallway with a ground floor w.c. off and a door leading into the main lounge/sitting room, stairs lead from this room to the first floor and there is a walk way through into the spectacular open plan kitchen diner with bi-fold doors opening to the private rear garden. The contemporary breakfast kitchen is well equipped with integrated appliances and has a separate utility room and access into the integral garage. To the first floor the landing leads to the four bedrooms, the main bedroom having a shower room en-suite and there is then the main family bathroom which has a white suite with built-in vanity unit. There is also a separate walk-in wardrobe which could be turned into another en-suite/w.c. Outside there is an integral garage, parking via block-paved driveway and there is access via the left hand side of the property through a gate to the rear garden. The rear garden is an important feature of this lovely home and has been designed and landscaped in an easily maintained with borders to the boundaries, artificial lawn and patio for al-fresco living. There are a number of areas to sit and enjoy outside living with the garden being kept private by having fencing and natural screening to the boundaries.

As previously mentioned the property is within easy walking distance of the local schools which includes the well regarded George Spencer school at the top of Stapleford Lane, there are healthcare and sports facilities which includes several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve, there is a Tesco superstore on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, Boots, TK Maxx and several coffee eateries. The property is also within a few minutes drive of J25 of the M1, there are stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway, the East Midlands Airport is only a few miles drive 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

6'2" x 3'3" approx (1.9m x 1m approx)

Composite door to the front with inset obscure glazed panel, wall mounted radiator, ceiling light, tiled floor and door to:

Ground Floor w.c.

2'9" x 5'4" approx (0.86m x 1.65m approx)

Having a dual flush w.c., wall mounted hand basin with tiled splashback, wall mounted radiator, extracotr fan, tiled floor and obscure window to the side into the garage.

Living Room

15'9" x 15'5" approx (4.81m x 4.7m approx)

UPVC double glazed box bay window to the front, carpeted flooring, two wall mounted double radiators, TV point, ceiling light, two wall lights, stairs to the first floor and a door to:

Open Plan Kitchen Diner

10'6" x 24'0" approx (3.21m x 7.34m approx)

With three panel UPVC bi-fold doors to the rear garden, UPVC double glazed window to the rear, two tall modern wall mounted radiators, two ceiling lights and two wall lights and Kamdean chevron grey flooring throughout. The kitchen has a range of contemporary white gloss fitted wall, base and drawer units to three walls with sparkle grey work surfaces over and matching splashbacks, composite 1½ bowl sink and drainer with a swan neck mixer tap, integrated Neff oven and combi microwave oven, induction hob with matching Neff extractor over, integral fridge freezer, wine cooler and integral dishwasher, large breakfast bar with three matching bar stools. The kitchen also benefits from USB sockets and is open to:

Utility Area

3'10" x 4'7" approx (1.19m x 1.42m approx)

Having a ceiling light, Kamdean grey chevron flooring, matching fitted wall units having pull out units for storage and a door into the garage.

First Floor Landing

6'6" x 20'1" approx (2m x 6.14m approx)

The landing has carpeted flooring, UPVC obscure double glazed window to the side, access to the boarded loft with courtesy lighting and doors to:

Bedroom 1

9'10" x 12'6" approx (3.02m x 3.82m approx)

The master bedroom has carpeted flooring, wall mounted double radiator, two UPVC double glazed windows to the rear, ceiling light and access to:

En-Suite

2'11" x 9'10" approx (0.9m x 3.02m approx)

The en-suite has a low flush w.c., wall mounted wash basin, shower enclosure with wall mounted shower, wall mounted electric shaver point, partially tiled walls, extractor fan and tiled floor.

Bedroom 2

7'4" x 17'1" approx (2.24m x 5.21m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear and ceiling light.

Bedroom 3

8'5" x 8'9" approx (2.59m x 2.69m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front.

Bedroom 4

8'7" x 6'8" approx (2.62m x 2.05m approx)

Carpeted flooring, radiator, two UPVC double glazed windows to the front and a ceiling light.

Bathroom

7'3" x 9'6" approx (2.21m x 2.9m approx)

Two obscure UPVC double glazed windows to the front, tiled flooring, part tiled walls, built-in cabinet with sink and storage below, mirrored vanity wall cabinet, panelled bath and hand held shower, extractor fan and recessed ceiling spotlights.

Walk-in Wardrobe

3'3" x 5'4" approx (1m x 1.65m approx)

Ceiling light, carpeted flooring, extractor fan, shaver point, rail and storage cupboard. This could be changed back into a separate w.c.

Outside

There is a block paved driveway to the front, gated access to the rear via the left hand side, courtesy lighting and a range of plants and shrubs to provide privacy. The property sits at the head of a cul-de-sac.

To the rear there is an enclosed garden with artificial lawn, raised brick built bedding borders with plants, shrubs, gravelled patio area, paved patio area and fencing to the boundaries. The garden is private and provides a secluded location for al-fresco dining, particularly with the bi-fold doors from the kitchen diner.

Garage

8'0" x 15'7" approx (2.45m x 4.76m approx)

Up and over door to the front, wall mounted Worcester Bosch combination boiler, storage to the eaves, courtesy lighting, power supply, storage space, space and plumbing for a washing machine and tumble dryer.

Directions

Proceed out of Long Eaton along Nottingham Road turn left at the traffic lights by The Manor pub into High Road. At the next set of lights turn left onto Banks Road and right onto Erdington Way.
8509AMJG

Council Tax

Broxtowe Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKy

Broadband Speed - Standard 3mbps Superfast 36mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

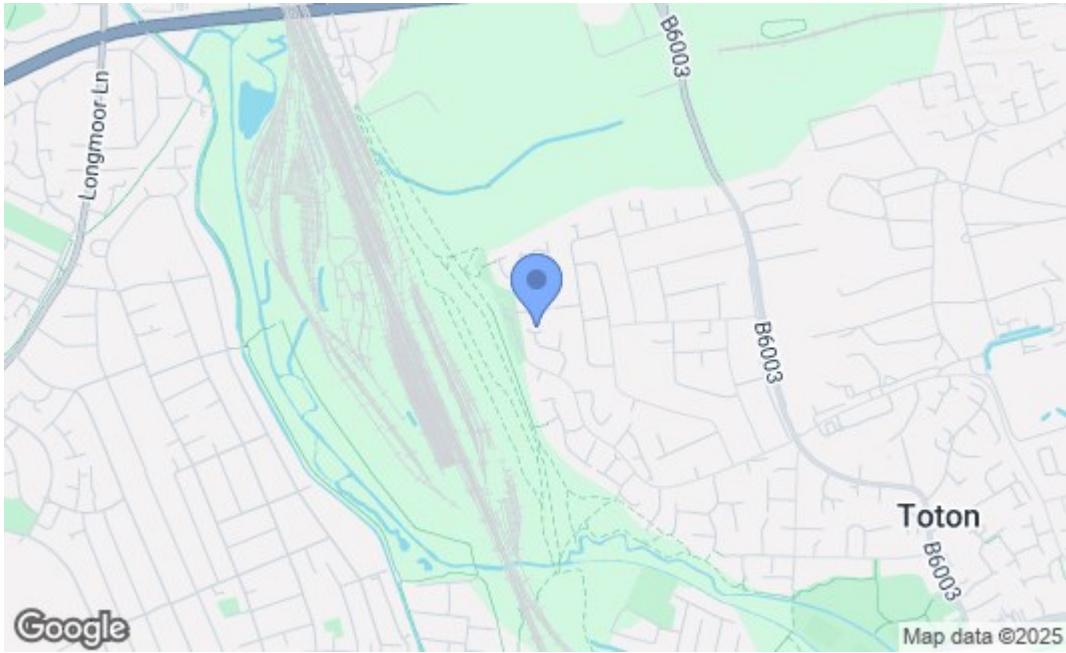
Non-Standard Construction – No

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		
(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.