



Water Orton Close,  
Toton, Nottingham  
NG9 6LQ

**O/O £345,000 Freehold**





A FOUR BEDROOM DETACHED FAMILY PROPERTY IN QUIET CUL-DE-SAC IN SOUGHT AFTER TOTON, WITH CONSERVATORY TO THE REAR AND EN-SUITE TO THE MASTER BEDROOM BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are extremely pleased to bring to the market this four bedroom detached family property in a quiet cul-de-sac near the top of Toton, with views over the nearby area. The property is well positioned for easy access to all the amenities and facilities which include excellent schools, from nursery right through to George Spencer senior school. For the full size and extent of the property to be fully appreciated, we would highly recommend all interested parties make an internal inspection so they can see all that is included for themselves.

The property was built approximately 30 years ago of brick to the external elevations all under a tiled roof. In brief the accommodation comprises of entrance hallway, cloaks/w.c, kitchen, living room, dining room and CONSERVATORY to the rear offering additional family space. To the first floor there are four good size bedrooms, with the master benefiting from an EN-SUITE shower room and then the family bathroom. To the front of the property there is a low maintenance garden being laid to lawn with pathway to the front entrance door. The property sits on a corner plot with an extremely low maintenance garden to the rear, large decked area and an area laid with artificial lawn to the rear of the garage. There is a large driveway to the rear leading to the brick built GARAGE with up and over door, light and power.

As well as the aforementioned excellent schools, there are a number of local amenities and facilities located close by including the Tesco superstore on Swiney Way as well as all the shopping facilities found in the nearby by Towns of Beeston and Long Eaton. There are healthcare and sports facilities including several local golf courses, walks in Attenborough nature reserve and along the banks of the River Trent, with excellent transport links such as Junction 25 of the M1, Beeston, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 providing direct access to Nottingham and Derby alike. The Nottingham tram network is currently under construction within Toton and is due to complete mid 2015, this will provide excellent transport links to Nottingham University, The Queens Medical centre, the city centre and areas further afield. Contact the office for further information.





### Entrance Hall

UPVC double glazed door to the front with inset stained glass, and two UPVC double glazed obscured windows to the side, solid wood flooring, ceiling light, wall mounted radiator, coving to the ceiling, door to the kitchen, door to the WC, stairs to the first floor, and to the lounge.

### Kitchen

UPVC double glazed door to the rear, UPVC double glazed window to the front, tiled flooring, and ceiling light. The kitchen consists of wooden wall, drawer and base units to four walls, with breakfast bar and stools, laminate marble-effect rolled edge work tops and splashback, four ring gas hob and extractor above, in-built oven, composite one and half sink and drainer with swan neck mixer tap, and space for under counter fridge freezer, space for dishwasher, and in-built fridge and freezer, and door into the dining room.

### Downstairs WC

UPVC double glazed obscured window to the front, tiled flooring and to the ceiling, wall mounted radiator, ceiling light, low-flush WC, and corner sink with storage, and the alarm box is housed here.

### Open Plan Lounge

UPVC sliding doors into the conservatory, UPVC double glazed window to the rear, wall mounted radiator, under stairs cupboard, coving to the ceiling, ceiling light, wooden flooring, TV point, gas fire placed with surround, and open archway leading through to the dining.

### Conservatory

UPVC double glazed windows all around, pitched corrugated roof, ceiling light, tiled flooring, power, and UPVC double glazed French doors.

### Dining Room

UPVC double glazed window to the rear, wooden flooring, wall mounted radiator, ceiling light, coving to the ceiling, and a door leading into the kitchen.

### First Floor Landing

Ceiling latch, ceiling light, carpet, and doors to the four bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation, carpet flooring, wall mounted radiator, TV point, and door leading through to the en-suite.

### En-Suite

UPVC double glazed obscured window to the front elevation, mains fed enclosed shower unit, with tiles to the ceiling, new extractor fan, sink with storage below, and WC.

### Bedroom Two

UPVC double glazed window to the front elevation, carpet flooring, wall mounted radiator, ceiling light, and in-built storage cupboard.

### Bedroom Three

UPVC double glazed window to the rear elevation, carpet flooring, ceiling light, wall mounted radiator, and in-built storage.

### Bedroom Four

UPVC double glazed window to the rear elevation, carpet flooring, wall mounted radiator, dimmable ceiling spot lights, and TV point.

### Bathroom

UPVC double glazed obscured window to the rear elevation, tiled to the ceiling, three-piece suite with bath, pedestal sink, low-flush WC, and ceiling light.

### Garage

A brick built detached garage, with lights and power, storage to the eaves, metal up over door, window and pedestrian door to the side.

### Outside

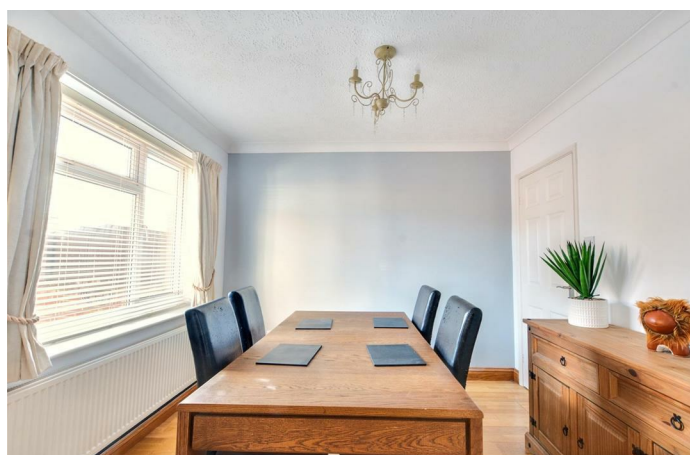
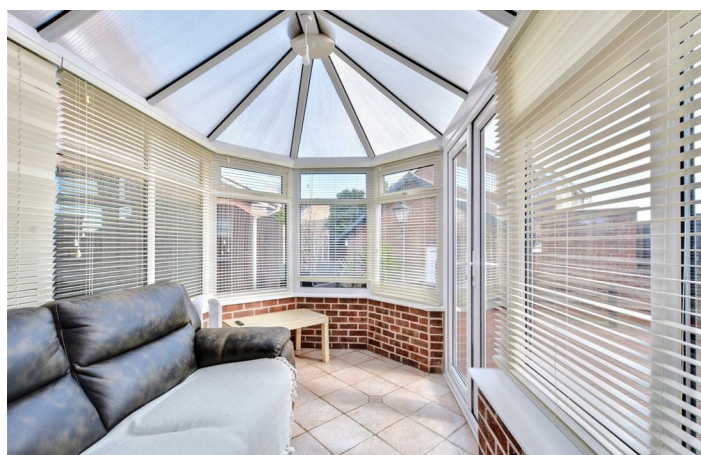
To the front the property site back from the road, with a lawned area, blocked paved path to the entrance door, and access to the rear via the right hand side, where there is a wooden gate. To the rear there is a low maintenance garden which features a generous decked area, perfect for entertaining, and access to the garage.

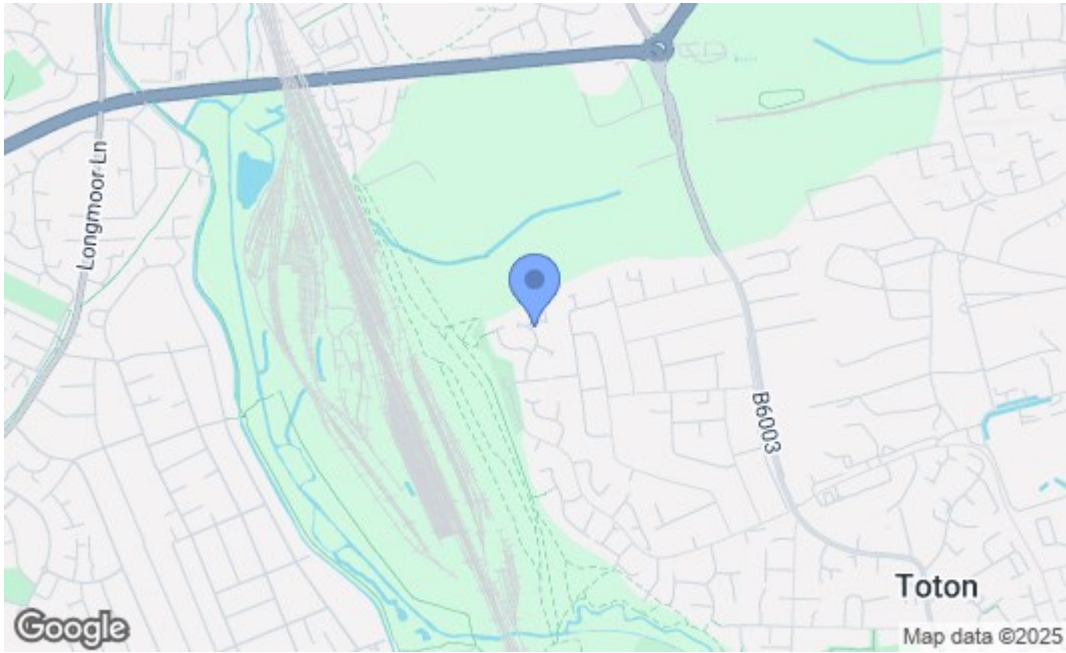
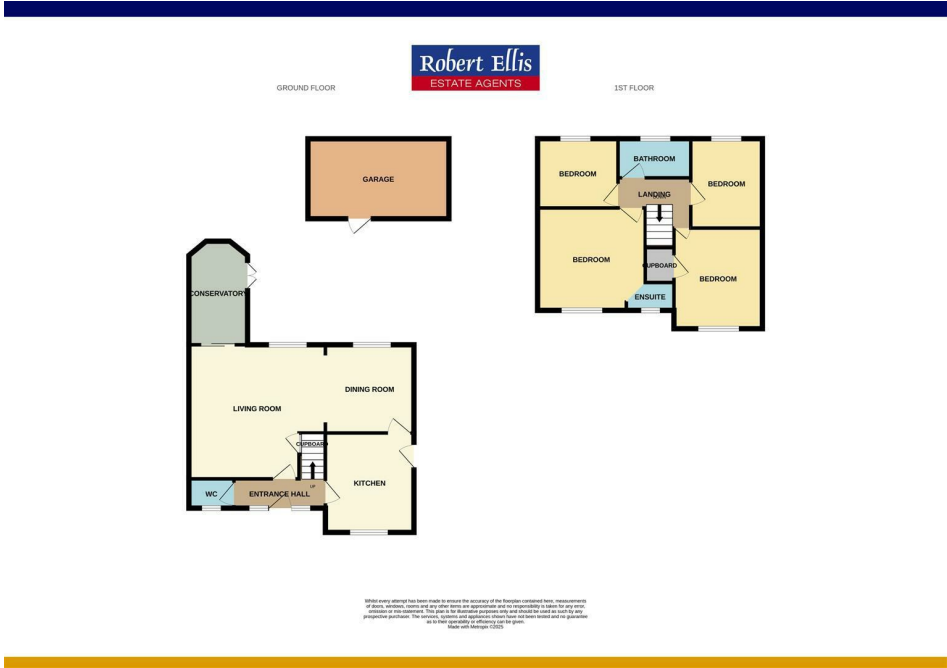
### Council Tax

Broxtowe Borough Council Band D

### Directions

Proceed out of Long Eaton along Nottingham Road towards Toton, at the traffic lights on High road, take the left hand turning and continue along until reaching the traffic lights at Banks Road, there take the left hand turning continue along Banks Road towards the end and turn right towards Upton Road, take the first left onto Bridge Northway and then the second right into Water Orton Close.  
8535JG





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 <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		
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.