

| 25 Toton Lane | Stapleford | Nottingham | NG9 7HB

*Robert Ellis*  
RESIDENTIAL





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## RECEPTION HALLWAY

Double glazed entrance door, stairs to the first floor with understairs store closet, flat panel radiator. Doors to living room, cloaks/WC and family dining kitchen.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin within a vanity unit, low flush WC. Porcelain tiled floor, half tiled walls, heated towel rail.

## LIVING ROOM

24'1" x 18'9" reducing to 16'0" (7.35 x 5.73 reducing to 4.9)

Media wall with a range of low level storage units and drawers, with two matching full height display cabinets with concealed lighting and cabling for various media. The far wall has inset display shelves, again with concealed lighting. Three flat panel radiators, two matching aluminium double glazed bay windows to the front.

## LIVING FAMILY DINING KITCHEN

28'6" reducing to 10'2" x 10'11" increasing to 24' (8.7 reducing to 3.12 x 3.35 increasing to 7.5)

The kitchen area comprises a comprehensive fitted range of Poggen Pohl German engineered units with low profile worktops and inset one and a half bowl stainless steel sink unit. Central island unit with Neff induction hob with feature extractor hood over. Base cupboards and breakfast bar. Integrated double oven, microwave, fridge, freezer and dishwasher. Double glazed aluminium window to the side, contemporary flat panel radiator. Open through to dining area with flat panel radiator which opens through again to the sitting room with media point, flat panel radiator, door to utility room and two sets of aluminium double glazed bi-fold doors opening to the terraced decked area.

## UTILITY ROOM

6'7" x 7'6" (2.02 x 2.29)

Fitted range of wall and base units with work surfacing and inset stainless steel sink unit. Plumbing and space for washing machine, space for tumble dryer, radiator, aluminium double glazed window to the side.

## FIRST FLOOR LANDING

Accessed from an attractive dog-leg staircase with aluminium double glazed window. The stairs then return to the second floor.

## BEDROOM ONE

18'1" x 11'8" (5.52 x 3.57)

A range of fitted wardrobes with sliding doors, hanging rails and shelves. Fitted drawer bank with matching bedside cabinets. Radiator, double glazed aluminium window to the rear, door to en-suite and door to dressing room/plants room.

## DRESSING ROOM/PLANT ROOM

9'10" x 4'9" (3.01 x 1.45)

Housing the Vaillant gas boiler for central heating and pressurised hot water system. Fitted shelving and drawers. Rack for network and CCTV system.

## EN-SUITE

9'7" x 6'9" (2.93 x 2.06)

Twin wash hand basin vanity unit with drawers under, low flush WC, walk-in shower cubicle with twin rose shower system. Tiling to walls, tiled floor, heated towel rail.

## BEDROOM TWO

13'11" reducing to 10'2" x 12'4" (4.25 reducing to 3.12 x 3.76)

Fitted wardrobes, radiator, aluminium double glazed window to the rear. Door to en-suite.

## EN-SUITE

Three piece suite comprising floating vanity wash hand basin with cupboard under, low flush WC, shower cubicle with thermostatic controlled twin rose shower system. Partially tiled walls, tiled floor, heated towel rail.

## BEDROOM THREE

19'1" x 11'8" (5.83 x 3.57)

Fitted wardrobes, radiator, aluminium double glazed bay window to the front.

## BEDROOM FOUR

11'6" plus door recess x 12'10" (3.52 plus door recess x 3.93)

Fitted wardrobes with sliding doors, hanging space, shelves and built-in drawers. Radiator, double glazed aluminium bay window to the front.

## FAMILY BATHROOM

9'2" x 10'3" (2.81 x 3.14)

Four piece suite comprising floating vanity wash hand basin, low flush WC, large family bathtub with thermostatic controlled central mixer tap and handheld shower rose. Walk-in shower area with thermostatic controlled twin rose shower system.

## SECOND FLOOR LANDING

Accessed from a dog-leg staircase, inset lighting, Velux double glazed roof window.

## CINEMA ROOM/BEDROOM FIVE

18'5" x 17'11" (5.63 x 5.48)

Integrated Dolby 5.1 surround speaker system. Radiator, Velux double glazed roof window, aluminium double glazed window to the gable end.

## BEDROOM SIX

13'5" x 17'11" (4.11 x 5.48)

Radiator, Velux double glazed roof window, aluminium double glazed window in the gable end with views to the front.

## BEDROOM SEVEN

A double bedroom with Velux double glazed roof window.

## SECOND FAMILY BATHROOM

8'11" x 6'7" (2.74 x 2.02)

Floating wash hand basin with vanity unit, low flush WC, "L" shaped shower bath with central mixer taps and thermostatic controlled twin rose shower system. Tiling to walls, heated towel rail, Velux double glazed roof window.

## ANNEXE

Located at the foot of the garden plot and offers a purpose-built self-contained fully functional annex which comprises:

## OPEN PLAN LIVING DINING KITCHEN

29'3" x 15'6" reducing to 8'9" (8.93 x 4.74 reducing to 2.67)

Modern contemporary fitted kitchen with a range of wall and base units with

drawers, square edge work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, electric hob and extractor hood over. Plumbing and space for washing machine. Radiator, double glazed windows, double glazed entrance door. Door to plant room, shower room and door to inner hallway.

## PLANT ROOM

Housing the electric central heating system and pressurized hot water system.

## SHOWER ROOM

4'11" x 7'9" (1.51 x 2.38)

Three piece suite comprising floating wash hand basin within vanity unit, low flush WC, shower cubicle with thermostatic controlled twin rose shower system. Heated towel rail.

## INNER HALLWAY

With a useful storage area and staircase leading to the first floor landing.

## FIRST FLOOR LANDING

Giving access to annex bedroom one and annex bedroom two.

## ANNEXE BEDROOM ONE

10'11" x 9'8" (3.35 x 2.96)

Radiator, two double glazed windows.

## ANNEXE BEDROOM TWO

10'11" x 9'8" (3.35 x 2.97)

Radiator, double glazed window.

## OUTSIDE

The property is set back from the road on an elevated plot with a pillared driveway leading to electric remote controlled wrought-iron gates, a forecourt recently finished with a resin bonded driveway with turning area and parking for several vehicles. This is framed by a monocouche rendered wall with inset lighting. There is a mature front garden and variety of evergreen and deciduous trees enhancing privacy. Indian Sandstone paved front terrace. The resin driveway continues along the side of the property, to the front door and beyond to the rear garden where the driveway continues and there is additional hard standing which could equally be used as seating areas for the garden. Beyond the rear elevation is an attractive and enclosed decked area with raised planters, built-in seating with pergola. There is an area of Indian sandstone patio and pathway which continues to the annex where there is a raised garden area finished with high quality artificial turf and additional raised planters. Behind the annexe is a further paved area (ideal for storage or private seating).

## GARDEN ROOM

15'5" x 7'6" (4.7 x 2.29)

A purpose-built facility with monocouche render and timber cladding accessed via uPVC double glazed French doors, additional double glazed window, light and power. This versatile space currently houses a hot tub, but could equally be used as a home office, gym, chill out area, etc. There is a separate compartment accessed from a uPVC double glazed door which measures 2m x 2.22m with light and power and is currently used as a garden store.



We have great pleasure in offering for sale this substantial seven bedroom detached family residence with a purpose-built self-contained two double bedroom DETACHED ANNEXE within the grounds.

Set back and obscured from the road on an elevated position, accessed from a recently laid contemporary driveway with remote controlled electric gates. This extensively re-modelled property has accommodation over three floors and is finished to the highest standards. Finished in monocouche and cedar wood cladding, offering a striking contemporary appearance with aluminium double glazed windows and doors throughout.

Features of the main house include full gas fired central heating with Vaillant system boiler and pressurised hot water, integrated Music Cast sound system, CCTV with Smart App, electric gates with Smart App and intercom, two family bathrooms and the master and second bedroom both with ensuite facilities. A generous open plan living family dining kitchen has a German engineered, Poggem & Pohl units with integrated appliances and central island unit. Two sets of bi-fold doors from this room enjoy a seamless transition from the house to the garden.

With accommodation over three floors, to the top floor a large cinema room with integrated 5.1 surround sound speaker system.





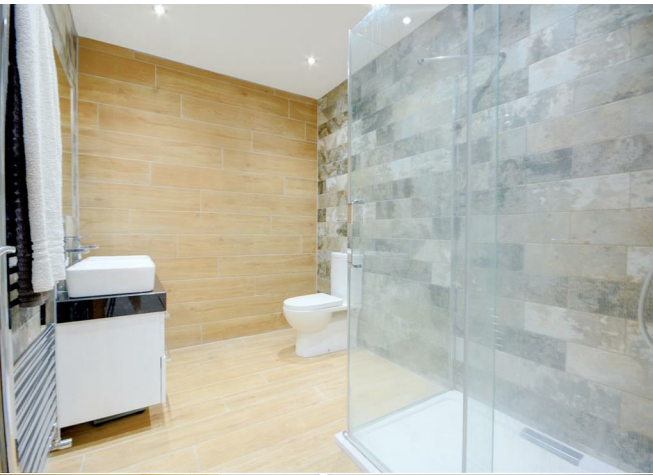


Within the grounds is a purpose-built two storey two bedroom detached annexe, independent from the property with electric central heating and an open plan living dining kitchen. This versatile space is ideal for those with extended families, dependent relatives, or as a young adult's private space, but could equally be used for those looking for home working. There is a purpose-built garden room finished to the same standards which currently houses a hot tub, but could equally be used as a small home office, gym, den, etc.

The rear gardens offer a contemporary social and relaxing space with a large decked terraced area framed with raised planters and a pergola with seating.

Situated in this highly regarded residential location, ideal for families and commuters and alike as well regarded schools for all ages are within walking distance. For those looking to commute, the A52 for Nottingham, Derby and Junction 25 of the M1 motorway is a few minutes drive away, as is the park and ride for the Nottingham Tram. East Midlands Airport is no more than 20 minutes drive away.

With so many features and accommodation on offer, we highly recommend a detailed internal viewing to fully appreciate this stunning home.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.