



Hillview Road,  
Toton, Nottingham  
NG9 6FX

**O/O £400,000 Freehold**



A TWO BEDROOM DETACHED BUNGALOW FOUND ON A CORNER PLOT.

Robert Ellis are delighted to offer to the market this beautiful detached bungalow set within this popular part of Toton. The property without doubt offers kerb appeal and the front appearance is something that the vendor has modified in order to improve this property. Internally, the property also had other significant improvements such as the kitchen and boiler. The two double bedrooms are bay fronted which really sets this property apart from others as well as being on a corner plot and garage.

The property has been re-wired and also benefits from gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, kitchen with conservatory/utility off, lounge with a second conservatory off, two bedrooms and bathroom. Off road parking to the front, garage and enclosed garden to the rear.

The property is within easy reach of the Tesco superstore on Swiney Way and all the other shopping facilities found in the nearby towns of Beeston and Long Eaton as well as Chilwell retail park. There are the excellent schools for all ages which are all within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks at the picturesque Attenborough Nature Reserve which is again a short distance away and there are excellent transport links which include the latest extension to the Nottingham tram found at Bardill's island, J25 of the M1, stations at Beeston, Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Solid oak flooring, double glazed door to the front, radiator, doors to:

### Kitchen

16'8 x 10'11 approx (5.08m x 3.33m approx)

Base units with work surfaces over, inset sink and drainer, Karndean flooring, spaces for a Range cooker and fridge freezer, part tiled walls, double glazed window to the rear, double glazed door to:

### Conservatory 1

6'6 x 5'5 approx (1.98m x 1.65m approx)

Used as a utility area with spaces for white goods and having access to the rear garden.

### Lounge

19'2 x 11'1 approx (5.84m x 3.38m approx)

Double glazed window to the front, brick surround fireplace, radiator and double glazed door to:

### Conservatory 2

10'10 x 8'2 approx (3.30m x 2.49m approx)

Double glazed window to the rear and tiled flooring.

### Bedroom 1

10'10 x 12'2 approx (3.30m x 3.71m approx)

Double glazed bay window to the front and a radiator.

### Bedroom 2

8'5 x 12'2 approx (2.57m x 3.71m approx)

Double glazed bay window to the front, fitted wardrobes and a radiator.

### Bathroom

Double glazed window to the rear, P shaped panelled bath with shower over, vanity wash hand basin, storage cupboard housing the boiler, fully tiled walls, radiator and tiled floor.

### Outside

At the front of the property there is a tarmac driveway offering parking for ample vehicles and giving access to the garage.

The rear garden has been designed for low maintenance with gravel and enclosed with panelled fencing.

### Garage

Up and over door to the front.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by the Manor public house turn left into High Road which then becomes Stapleford Lane and Hill View Road can be found as a turning on the right hand side just after the bend.

8582AMCO

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, 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  
GROUND FLOOR



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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 83        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 63      |           |
| (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.