



Knights Close,
Toton, Nottingham
NG9 6PS

Price Guide £470-480,000
Freehold



AN EXTENDED LARGE FOUR BEDROOM DETACHED FAMILY PROPERTY SITUATED IN THIS SOUGHT AFTER LOCATION WITH OPEN PLAN KITCHEN DINER WITH BIFOLD DOORS OPENING TO THE ENCLOSED REAR GARDEN!

Robert Ellis are extremely pleased to bring to the market this very well presented four bedroom detached family home and an early viewing is highly recommended to appreciate the size and quality of the accommodation on offer. The property is extremely well placed for easy access to all the local amenities Toton has to offer which include outstanding local schools which over the past couple of decades has been one of the main factors for people wanting to move to the area. With the fantastic open-plan kitchen with underfloor heating and large breakfast island, this stunning space must be viewed to be appreciated!

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of entrance hallway, box-bay fronted lounge with doors opening to the separate dining room/second reception which has doors opening onto the garden. The open plan kitchen diner has a sage green fitted shaker kitchen with large re-fitted open plan dining kitchen with separate utility area and downstairs W.C. To the first floor there are four bedrooms, the master bedroom benefiting from an en-suite shower room and family bathroom. With gardens to both the front and rear elevations, double driveway and integral garage to the front.

As well as the excellent local schools Toton has a number of amenities including a Tesco superstore on Swiney Way which is also within walking distance of the house, many other shopping facilities being found in the nearby towns of Beeston and Long Eaton as well as at Chilwell retail park where there is an M&S food store and many other retail outlets, there are healthcare and sports facilities including several golf courses, walks in Toton fields and the picturesque Attenborough Nature Reserve and as well as the latest extension to the Nottingham tram system the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton, Attenborough and East Midlands Parkway 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

6'2 × 13'4 approx (1.88m × 4.06m approx)

Wooden front door with inset stained glass, two double glazed windows either side, Karndean flooring, coving, ceiling light, stairs to the first floor, understairs storage cupboard, double radiator and doors to:

Lounge

10'5 × 15'6 approx (3.18m × 4.72m approx)

UPVC double glazed box bay window to the front, carpeted flooring, ceiling light, coving, two double radiators, gas fireplace with stone surround, TV point and double doors opening to:

Dining Room

10'5 × 10' approx (3.18m × 3.05m approx)

UPVC double glazed sliding doors to the rear, wooden flooring, ceiling light, double radiator, picture rail and coving, door to:

Extended Kitchen Diner

27'6 × 14'2 approx (8.38m × 4.32m approx)

Bi-fold doors to the side garden, UPVC double glazed window to the rear garden, travertine tiled floor with underfloor heating, ceiling spotlights, sage green Shaker style wall, baser and drawer units with earth stone laminate work surfaces over, tiled splashbacks, large breakfast island, undercounter lighting, large inset stainless steel sink and drainer with swan neck mixer tap, combi double oven and grill, built-in fridge and freezer, induction hob with an extractor over, built-in dishwasher, door to the rear and door to:

Utility Room

8'1 × 5'1 approx (2.46m × 1.55m approx)

UPVC double glazed window to the side, tiled floor, ceiling light, wall and base units with work surfaces over, inset stainless steel sink and drainer, tiled splashback, double radiator and space for a washing machine and tumble dryer. Door to:

Cloaks/w.c.

2'5 × 5'2 approx (0.74m × 1.57m approx)

Obscure UPVC double glazed window to the side, vinyl floor, ceiling light, double radiator, low flush w.c., wash hand basin and tiled splashback.

First Floor Landing

12' × 3'6 approx (3.66m × 1.07m approx)

Carpeted flooring, ceiling spotlights, coving, loft access hatch and doors to:

Bedroom 1

12'7 × 14'5 approx (3.84m × 4.39m approx)

Two UPVC double glazed windows to the front, one being a round feature window, carpeted flooring, double radiator, TV point, ceiling spotlights and coving. Door to a large storage cupboard and door to:

En-Suite

4'6 × 8'8 approx (1.37m × 2.64m approx)

Obscure UPVC double glazed window to the front, LVT flooring, ceiling spotlights, low flush w.c., wash hand basin with vanity cupboard under and a contemporary mixer tap, double radiator, extractor fan, enclosed corner shower cubicle with mains fed shower.

Bedroom 2

10'6 × 8'1 approx (3.20m × 2.46m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 3

8'4 × 11'4 approx (2.54m × 3.45m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, TV point and coving

Bedroom 4

7'4 × 8'8 approx (2.24m × 2.64m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling spotlights and coving.

Bathroom

9'1 × 5'9 approx (2.77m × 1.75m approx)

Obscure UPVC double glazed window to the side, LVT flooring, ceiling light, extractor fan, double radiator, panelled bath with mains fed shower attachment, pedestal wash hand basin, low flush w.c., part tiled walls.

Outside

To the front of the property there is a drive for at least two vehicles, there are bushes and pebbled front garden for easy maintenance. Tiled, covered porch with courtesy lighting.

To the rear there is an enclosed garden with lawned area, decked area and bi-fold doors from the kitchen. The garden is fully enclosed with trees and shrubs and a patio area.

Garage

7'8 × 17'2 approx (2.34m × 5.23m approx)

Integral garage has light and power and an up and over door to the front.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor Public House turn left onto High Road and take the left turning onto St Georges Drive and onto Knights Close. 8649AMMP

Council Tax

Broxtowe Borough Council Band

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

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		
(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.