



Epsom Road,  
Toton, Nottingham  
NG9 6HQ

**Guide Price £375-385,000**  
**Freehold**





A FIVE BEDROOM DETACHED HOME IN TOTON OFFERING NO ONWARD CHAIN.

Robert Ellis are delighted to offer to the market this detached home situated on Epsom Road, a most sought road within Toton. This spacious and well presented five bedroom detached home offers the perfect blend of comfort, convenience, and kerb appeal. With no onward chain, this is an exceptional opportunity for families looking to upsize or professionals seeking a well-connected home in a desirable setting. From the moment you arrive, the property impresses with its generous off-road parking, integral garage, and smart exterior. Step inside to discover a thoughtfully designed interior, well maintained throughout and ready for immediate occupation. The versatile layout provides ample space for family life, entertaining, or working from home, with five well-proportioned bedrooms offering flexibility for guests, hobbies, or growing teens with ample living space to the ground floor. Located within easy reach of excellent local schools, shops, and essential amenities, this home also benefits from superb transport links, including direct access to the A52 and close proximity to the Nottingham tram network — making commuting a breeze.

This detached home really needs to be viewed to be appreciated. Internal accommodation briefly comprises of an entrance hall, downstairs cloakroom, a bay fronted lounge with doors opening to the dining room. From the dining room you can access the conservatory and spacious kitchen diner. To the first floor, there are five bedrooms and a family bathroom.

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

Double glazed door to the front, laminate flooring, door to the lounge, stairs to the first floor and door to kitchen.

### Cloaks/w.c.

Low flush w.c., double glazed window to the front, wash hand basin and a radiator.

### Lounge

14'6" x 9'3" approx (4.42m x 2.82m approx)

Double glazed box window to the front, gas fire (not tested), hearth and mantle, radiator and doors to:

### Dining Room

7'9" x 9'3" approx (2.36m x 2.82m approx)

Radiator, laminate flooring and open to:

### Conservatory

9'9" x 9'9" approx (2.97m x 2.97m approx)

Double glazed window to the side leading to the garden, double glazed windows to the side and rear

### Kitchen

16'3" x 10'6" approx (4.95m x 3.20m approx)

Double glazed patio doors to the rear, matching wall and base units with work surfaces over, integrated dishwasher, inset sink and drainer, integrated electric oven, four ring gas hob with extractor over, radiator, space for a fridge freezer.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

12'9" x 8'5" approx (3.89m x 2.57m approx)

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

### Bedroom 2

17' max x 9'6" max approx (5.18m max x 2.90m max approx)

Double glazed window to the rear, radiator.

### Bedroom 3

9'4" x 11'4" approx (2.84m x 3.45m approx)

Double glazed window to the front, radiator and laminate flooring.

### Bedroom 4

11'1" x 7'3" approx (3.38m x 2.21m approx)

Double glazed window to the front, radiator and laminate flooring.

### Bedroom 5

8' x 7'4" approx (2.44m x 2.24m approx)

Double glazed window to the front, radiator and laminate flooring.

### Bathroom

Double glazed window to the rear, pedestal wash hand basin, low flush w.c., panelled bath with wall mounted shower over, part tiled walls.

### Outside

To the front of the property there is a block paved driveway leading to the front door and garage, side access to the rear garden.

The rear garden is mainly laid to lawn with shrubs to the borders and fencing to the boundaries.

### Garage

Up and over door to the front.

### Directions

### 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 3mbps Superfast 50mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

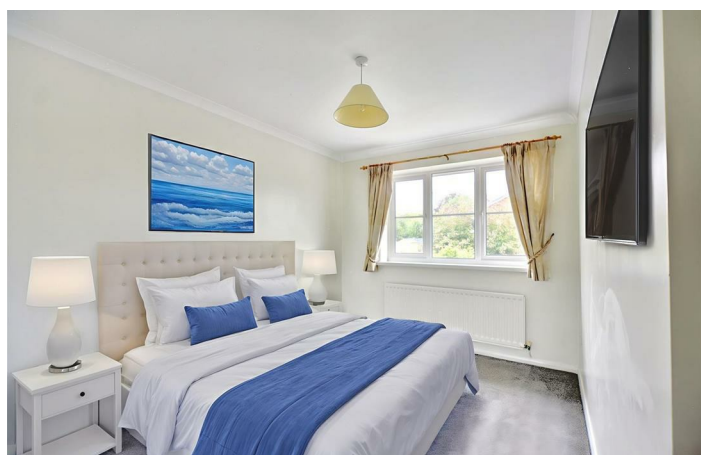
Flood Risk – No flooding in the past 5 years

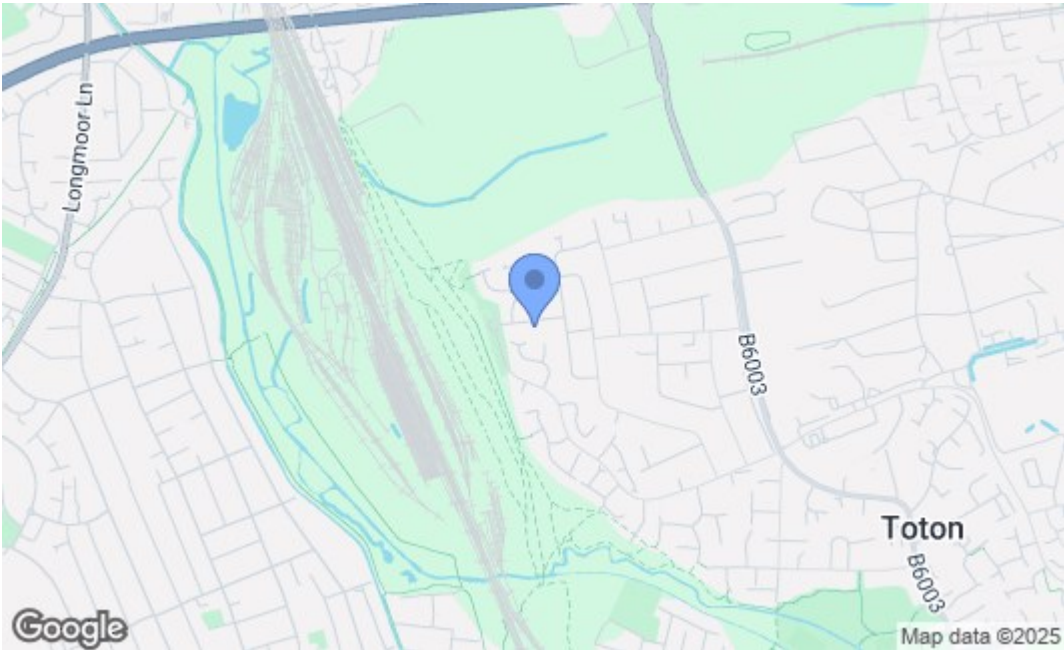
Flood Defenses – No

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                                                       |         | 75        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 45      |           |
| (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.