



Cleve Avenue,
Toton, Nottingham
NG9 6JH

Price Guide £300-310,000
Freehold



A BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, LANDSCAPED REAR GARDEN AND GARAGE, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this superb example of a three bedroom semi-detached house situated within the heart of Toton. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would be suitable for a wide range of buyers such as growing families looking for reputable school catchments. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, kitchen with integrated cooking appliances, lounge and conservatory. To the first floor, the landing leads to three generous bedrooms and the three piece family bathroom suite. To the exterior, the property boasts ample off street parking for several vehicles with double gates leading to the side where there is access into the landscaped garden and garage. To the rear there is an enclosed and landscaped garden with a patio area surrounded by a glass balustrade, artificial turf, flower beds and a wooden storage shed.

Located in the popular residential village of Toton, close to a wide range of local schools, shops and parks. There are a variety of primary and secondary schools within the area with George Spencer Academy being the secondary school of choice for most. The property and location benefits fantastic transport links such as nearby bus stops, Toton tram stop and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.



Entrance Hall

Composite front slam lock door, uPVC double glazed door leading to the side and uPVC double glazed window overlooking the side, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Kitchen

8'7 x 11'1 (2.62m x 3.38m)

uPVC double glazed window overlooking the front, tiled flooring, integrated gas hob, overhead extractor fan and electric oven, space for washing machine, integrated slimline, dishwasher, space for fridge/freezer, painted plaster ceiling, spotlights.

Lounge

15'0 x 11'11 (4.57m x 3.63m)

Aluminium bi-folding doors leading to the dining room, uPVC double glazed window overlooking the side, laminate flooring, log burner, radiator, painted plaster ceiling, spotlights.

Dining Room

15'0 x 7'4 (4.57m x 2.24m)

uPVC double glazed French doors overlooking and leading to the rear garden, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Landing

uPVC double glazed window overlooking the side, carpeted flooring, painted plaster ceiling, ceiling light.

Bedroom One

8'7 x 11'8 (2.62m x 3.56m)

uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

8'7 x 11'2 (2.62m x 3.40m)

uPVC double glazed window overlooking the rear, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

6'5 x 8'2 (1.96m x 2.49m)

uPVC double glazed window overlooking the rear, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

6'5 x 7'10 (1.96m x 2.39m)

uPVC double glazed patterned window overlooking the front, vinyl flooring, bath with mixer tap, WC, top mounted sink, heated towel rail, painted plaster ceiling, spotlights.

Outside

To the front, there is ample off street parking available via a block paved driveway with space for several vehicles and access through wooden double gates to the side of the property. To the rear there is a large landscaped garden with a patio area surrounded by a glass balustrade. There is a path leading down from the top to the bottom of the garden, artificial turf, flower beds, access into the garage and a wooden storage shed. There is access into the garage through an electric roller door where there are two windows, power and lighting supplied.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 4 mbps

Superfast 67 mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

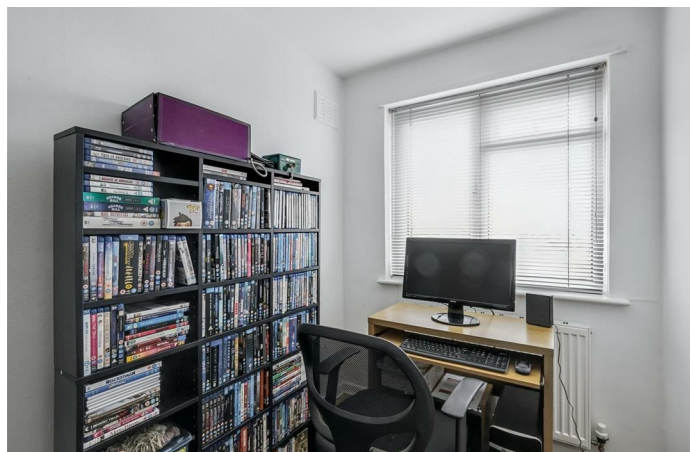
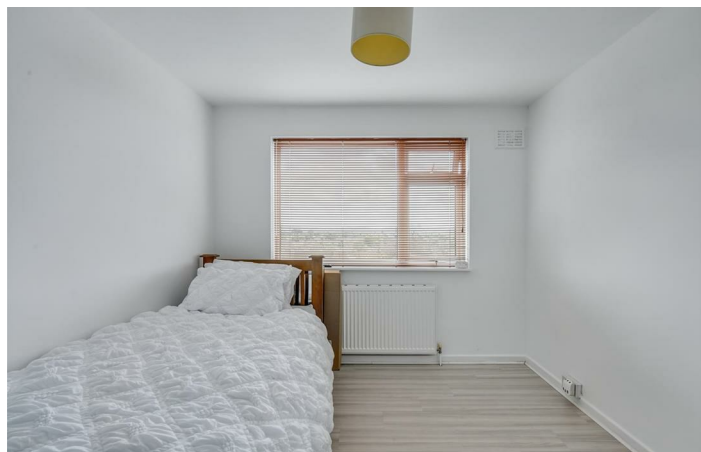
Flood Risk – No flooding in the past 5 years

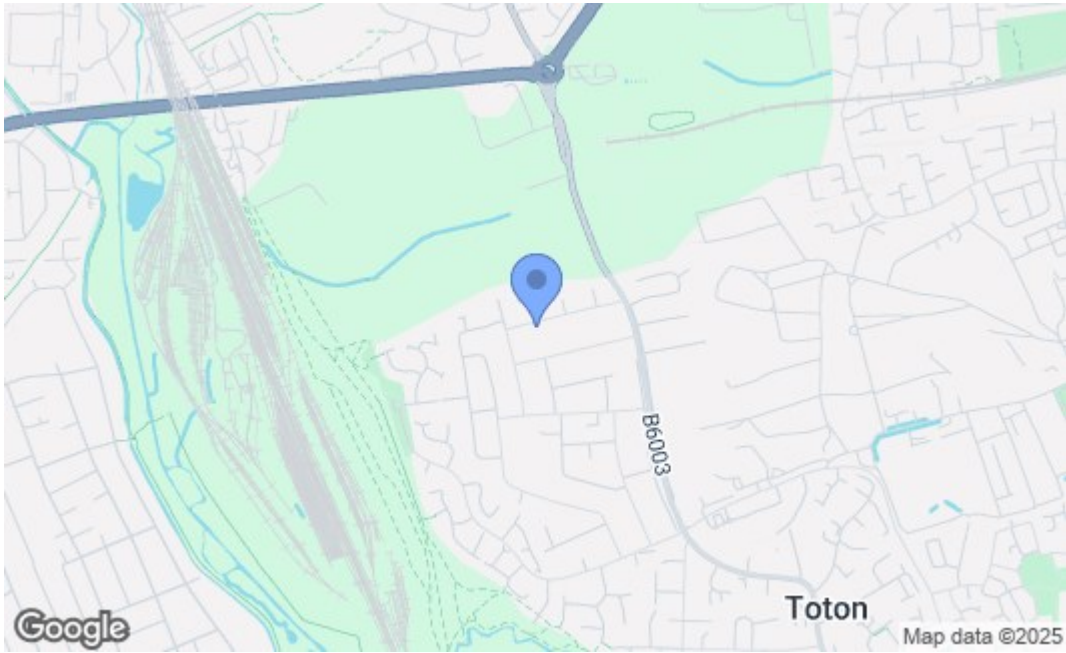
Flood Defenses – No

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
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.