

Bridgnorth Way,  
Toton, Nottingham  
NG9 6LH

**O/I/R £350,000 Freehold**





A FAMILY SIZED DETACHED HOME THAT IS LIGHT AND AIRY THROUGHOUT AND IS OFFERED FOR SALE WITH NO UPWARD CHAIN.

The entrance door opens into the hallway with stairs rising to the first floor and door access to the the living room. The Living room is spacious and has a walk in bay window to the front , there is door access to the kitchen and glazed doors to the dining room. The dining room has French doors overlooking the private rear garden. The kitchen is a good size and provides access to the cloakroom and single integral garage.

There are three good sized bedrooms and a family sized bathroom to the first floor. The rear garden is south facing and is split over two levels with a large paved terraced area and multiple seating areas. There is a driveway to the front with access to the single garage which has an electric roller shutter.

This property certainly has a wide appeal if you're looking to upsize and move into an area with great amenities.

Toton has gained an excellent reputation over the past couple of decades for the local schools which are within walking distance of the house and cater for all ages of children, there are healthcare and spots facilities which includes several local golf courses, walks at Toton fields and at the picturesque Attenborough Nature Reserve and along the banks of the River Trent, there is a Tesco superstore on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton as well as at the Chilwell Retail parks where there is a M&S Food Store, Next, Costa and several coffee eateries and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway, the Nottingham Tram System terminates at Toton and provides another method of transport to and from Nottingham City Centre and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Storm Porch

Open storm porch with light and UPVC panelled door with obscure light panel within leading into:

### Entrance Hallway

Radiator, door opening to the living room and stairs to the first floor and a recessed shelf with light.

### Living Room

13'10" max x 16'9" plus bay approx (4.24m max x 5.12m plus bay approx)

UPVC double glazed bay window to the front, two radiators, feature fireplace with surround, hearth and insert and inset electric pebble effect fire, glazed doors opening to:

### Dining Room

10'7" x 9'9" approx (3.24m x 2.99m approx)

UPVC double glazed French doors to the rear with light panel and windows either side, radiator, recess with shelf and cupboards having glazed doors and light above.

### Kitchen

12'9" x 9'1" approx (3.91m x 2.78m approx)

UPVC double glazed window to the rear, half panel and half double glazed door to the rear, range of white wall, base and drawer units with laminate work surface over, undercounter lighting, tiled splashback, Neff five ring stainless steel gas hob with stainless steel splashback and extractor hood, composite 1 ¼ sink and drainer with chrome mixer tap, integrated double Miele oven, integrated Miele steam oven, spaces and plumbing for a dishwasher and washing machine, space for a tall fridge freezer, radiator and tiled floor. Door to:

### Inner Lobby

With doors to the garage and cloaks/w.c.

### Cloaks/w.c.

4'11" x 3'5" approx (1.52m x 1.05m approx)

Two piece suite having a low flush w.c., pedestal wash hand basin with tiled splashback, radiator, tiled floor and extractor fan.

### First Floor Landing

Obscure UPVC double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

11'10" x 9'6" approx (3.62m x 2.9m approx)

Two UPVC double glazed windows to the front, radiator, built-in wardrobes with a shelf and hanging rail and overstairs storage cupboard with shelves.

### Bedroom 2

12'0" x 9'10" approx (3.66m x 3.02m approx)

Two UPVC double glazed windows to the rear, two radiators, built-in wardrobes with a shelf and hanging rail.

### Bedroom 3

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

UPVC double glazed window to the front and a radiator.

### Bathroom

8'0" x 8'0" approx (2.44m x 2.45m approx)

Two obscure UPVC double glazed windows to the side, four piece white suite comprising of a bath, low flush w.c., pedestal wash hand basin and shower enclosure with a mains fed Mira Pace shower, tiled walls and ceiling spotlights, extractor, tiled floor and ladder towel radiator.

### Outside

The front garden has decorative pebbled garden and a block paved driveway which provides off road parking and gives access to the garage, side gate to the rear garden.

The South facing rear garden has a paved patio area, steps down to the lower part of the garden where there is an additional decked area and artificial lawn, decorative pebbled borders with shrubs and bushes, wooden storage shed, power and outside light and fencing to the boundaries.

### Garage

16'9" x 8'1" approx (5.11m x 2.47m approx)

Electric roller door to the front, power and light, water tap, Worcester combi boiler.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left onto High Road which then becomes Stapleford Lane. At the next set of lights turn left onto Banks Road continuing along to the end and turn left into Bridgnorth Way where the property can be found on the left as identified by our for sale board.  
8879AMMH

### Council Tax

Broxtowe Borough Council Band

### Agents Notes

There are AI images on this property

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 42mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

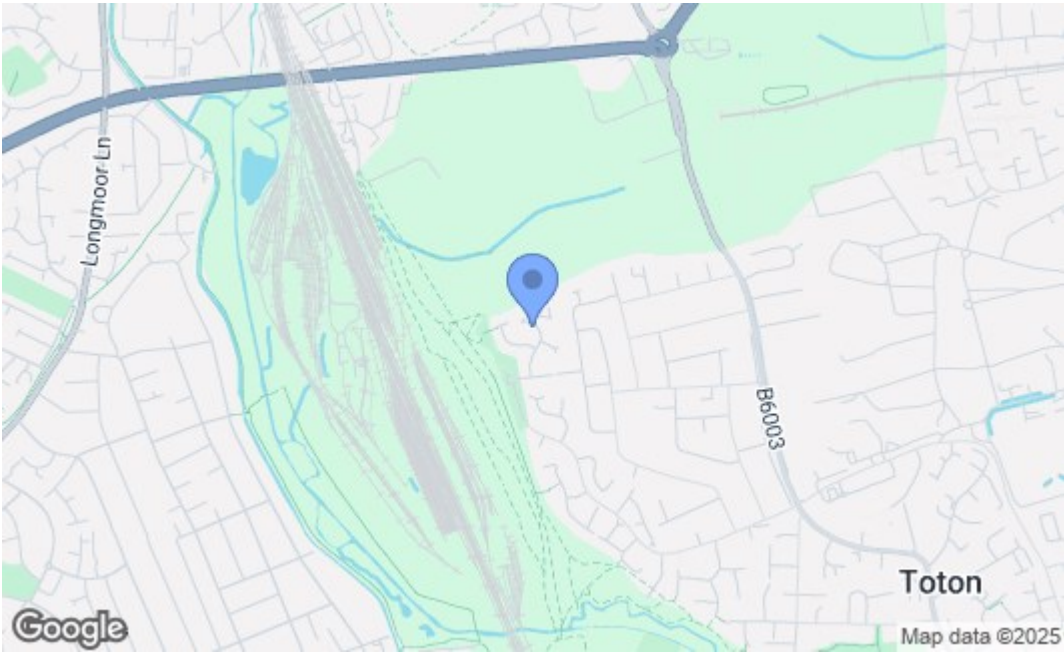
Non-Standard Construction – No

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		81
(69-80) C		
(55-68) D	67	
(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.