

# Robert Ellis

*look no further...*



Erdington Way,  
Toton, Nottingham  
NG9 6JY

**Price Guide £375-400,000**  
**Freehold**

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BEING SITUATED ON A LARGE CORNER PLOT ON ONE OF THE MOST SOUGHT AFTER ROADS IN THE HEART OF TOTON, THIS FIVE BEDROOM FAMILY HOME IS WELL PLACED FOR EASY ACCESS TO THE EXCELLENT LOCAL SCHOOLS AND OTHER AMENITIES AND FACILITIES PROVIDED BY THE AREA BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are delighted to be instructed to market this five bedroom detached family home which is situated on Erdington Way and is therefore close to the excellent local schools for all ages which have been one of the main reasons why people have wanted to move to the Toton area over the past couple of decades. The property is also well placed for other amenities and facilities and to excellent transport links which includes the latest extension to the Nottingham tram system which terminates at Toton. There is also still potential to extend above the converted garage to create another bedroom upstairs, which many of the properties have done. For the size of the accommodation included and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this spacious home for themselves. Also being sold with the benefit of no upward chain!

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Sat on a large corner plot, with two driveways to the front, this spacious home comprises of a reception hallway with two doors leading into the main lounge/sitting room which has a feature fireplace, and a downstairs bedroom which could alternatively be used as another reception room or playroom. Through the lounge, there are sliding doors opening into the 'L' shaped contemporary kitchen diner with a door into another bedroom with an en-suite shower room off. At the rear of the property there is a glass roofed conservatory which provides access to the private rear garden. To the first floor the landing leads to three bedrooms, the two main bedrooms having a range of built-in wardrobes and there is then the main family bathroom which has a white suite with a shower over the bath. Outside to the rear there is a garden to the front with two driveways and there is access via the right hand side of the property through a gate to the rear garden. The rear garden is an important feature of this lovely home and has been designed and landscaped with a number of areas to sit and enjoy outside living with the garden being kept private by having walls and fencing and natural screening to the boundaries.

As previously mentioned the property is within easy walking distance of the local schools which includes the well regarded George Spencer school at the top of Stapleford Lane, there are healthcare and sports facilities which includes several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve, there is a Tesco superstore on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, Boots, TK Maxx and several coffee eateries. The property is also within a few minutes drive of J25 of the M1, there are stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway, the East Midlands Airport is only a few miles drive down the M1 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

4'6 x 7'4 approx (1.37m x 2.24m approx)

UPVC double glazed front door with inset glazed panel, carpeted flooring, radiator, ceiling light, doors to:

### Bedroom 4

7'3 x 11'9 approx (2.21m x 3.58m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and loft access hatch.

### Lounge

11'2 x 17'5 approx (3.40m x 5.31m approx)

UPVC double glazed box bay window to the front, carpeted flooring, two radiators, ceiling light, brick fireplace and tiled hearth, understairs cupboard, sliding doors to the kitchen diner and TV point.

### Kitchen Diner

17'9 x 12'3 approx (5.41m x 3.73m approx)

The L shaped kitchen diner has UPVC double glazed window to the rear, single glazed wooden window looking into the conservatory and UPVC double glazed door to the conservatory, three ceiling lights, tall modern white radiator, second radiator, understairs cupboard, large wood effect format tiles, door to bedroom and en-suite. The kitchen has cream matt wall, drawer and base handle-less units with work surface over, inset Belfast sink with a swan neck mixer spray tap, wine rack, spaces for a washing machine and dishwasher, space for a free standing fridge freezer, built-in oven and microwave with four ring electric hob over and extractor above.

### Conservatory

15'7 x 7'8 approx (4.75m x 2.34m approx)

UPVC sliding doors to the rear garden, glass roof, radiator, wall lights, modern wood effect tiled flooring.

### Bedroom 5

9'1 x 7'3 approx (2.77m x 2.21m approx)

Wooden door and window to the conservatory, carpeted flooring, radiator, ceiling light, loft access hatch and door to:

### En-Suite

7'5 x 4'7 approx (2.26m x 1.40m approx)

Obscure wooden framed window to the side, tiled floor and walls, low flush w.c., wall mounted wash hand basin, shower enclosure with electric shower and extractor fan, ceiling light.

### First Floor Landing

11'2 x 5'4 approx (3.40m x 1.63m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch, storage cupboard over the bulk head and doors to:

### Bedroom 1

8'2 x 13'7 approx (2.49m x 4.14m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and built-in wardrobes along one wall with a vanity unit.

### Bedroom 2

11'4 x 8'2 approx (3.45m x 2.49m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, built-in storage cupboards along one wall with a vanity unit.

### Bedroom 3

8' x 5'5 approx (2.44m x 1.65m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and TV point.

### Bathroom

5'4 x 5'3 approx (1.63m x 1.60m approx)

Obscure UPVC double glazed window to the rear, tiled floor and wall, towel radiator, vanity unit housing the low flush w.c. and wash hand basin, panelled bath with electric shower over, extractor fan and ceiling light.

### Outside

There is a large lawned area to the front with the property being found on a corner plot there are two long driveways for between 4 and 5 vehicles, established shrubs along the right hand boundary and with a lawn extending to the front door.

There is a large patio area to the rear which extends to the right hand side with gated access to the front. There is a brick wall boundary, small steps to a lawn and large established beds with shrubs, plants and trees, greenhouse at the end of the garden and space for two sheds. The established garden is fully enclosed and very private.

### Directions

Proceed out of Long Eaton along Nottingham Road turn left at the traffic lights by The Manor pub into High Road. At the next set of lights turn left onto Banks Road and right onto Erdington Way. 8885AMJG

### 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 35mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

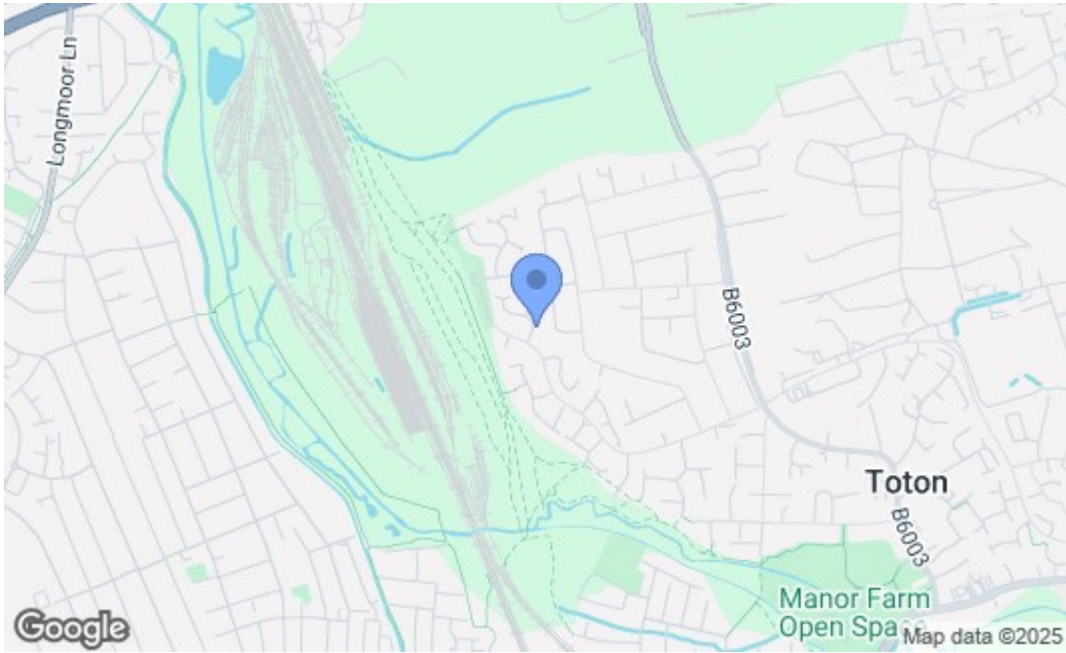
Flood Defenses – No

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		
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.