



Spinney Crescent,
Toton, Nottingham
NG9 6GE

Guide Price £425,000
Freehold

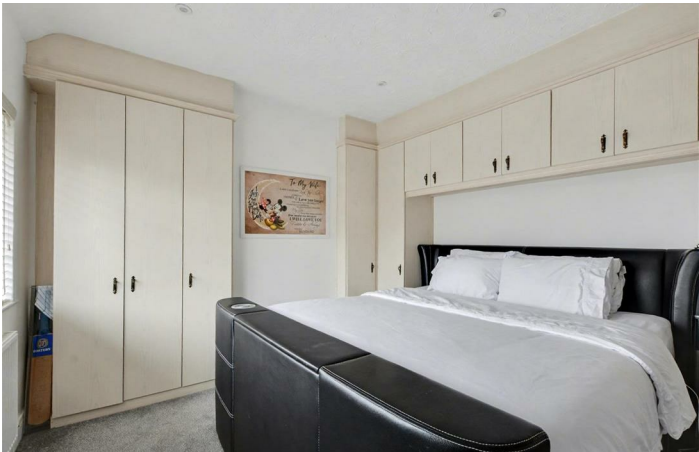


THIS IS A SUBSTANTIALLY EXTENDED TRADITIONAL PROPERTY WHICH PROVIDES A MAGNIFICENT LIVING/DINING KITCHEN POSITIONED TO THE REAR OF THIS UNIQUE HOME.

Being situated on Spinney Crescent which is a quiet service road running parallel with Stapleford Lane in the heart of Toton, this traditional property has been extended to the side and rear and now provides enlarged four double bedroom accommodation with spacious ground floor living areas which provide the open plan feel required by today's style of family living. It will be difficult for interested parties to be able to appreciate the size of the accommodation and privacy of the rear garden provided by just taking a casual glance at the front elevation, so we strongly recommend they take a full internal inspection so they can see the whole property for themselves. There is also a large garden room (18'10 x 10'10) positioned at the bottom of the rear garden which provides an ideal home office, gym, play room or external living area which again suits the requirements of many people currently looking for a new home. The property is well placed for easy access to all the amenities and facilities provided by Toton which includes excellent local schools and the latest extension to the Nottingham tram system which terminates at Toton and this provides an alternative means of transport to and from Nottingham city centre.

The property has an attractive appearance, being constructed of brick under a pitched tiled roof and the spacious and well proportioned accommodation derives all the benefits of gas central heating with under floor heating in the kitchen and sitting area at the rear and double glazing throughout. The property is entered through a stylish composite front door into a spacious hallway, from which there are stairs with a floating glazed balustrade leading to the first floor, a door leading into the separate lounge which is positioned to the front of the property and you walk from the hall to the open plan living/dining kitchen positioned at the rear which has an exclusively fitted kitchen area with white gloss handle-less units and integrated appliances, sitting room from which there are bi-folding doors leading out to the rear garden and a dining area which again has bi-folding doors leading out to the rear. Off the kitchen there is an inner hall leading to the utility room and a study/TV room. To the first floor the landing leads to the four double bedrooms, the main bedroom having fitted wardrobes and an en-suite shower room and there is the luxurious main bathroom which is fully tiled and has a white suite complete with a shower over the bath. Outside there is a block paved area at the front of the house which provides off the road parking and is easily maintained. To the rear there is a Southerly facing garden with a patio leading onto a lawn and at the bottom of the garden there is the garden room which has paving at the front and sides. This truly is an individual home which we are sure will appeal to people who are looking for a family property in the Toton area.

The property is within walking distance of the Tesco superstore on Swiney Way, there is a local Post Office within walking distance and further shopping facilities found in the nearby towns of Long Eaton and Beeston and at the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and various coffee eateries. There are walks at Toton Fields and the picturesque Attenborough Nature Reserve, there are the excellent schools for all ages which are within walking distance of the property and as well as the Nottingham tram system the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with three inset opaque double glazed block panels and a matching opaque double glazed side panel leading to:

Reception Hall

Glazed windows to either side of the entrance hall which also has matt flooring and leads through to the main reception hall where there are stairs with a floating glazed balustrade leading to the first floor, radiator in a housing and tiled flooring which extends through into the living/dining kitchen at the rear of the property, electricity meter housed in a fitted cupboard and recessed lighting to the ceiling.

Ground Floor w.c.

The ground floor w.c. has tiled walls and tiled flooring and has a white low flush w.c. with hand shower attached and a hand basin with mixer tap and cupboard under and there is an X-pelair fan.

Lounge/Sitting Room

23'5" x 11'6" reducing to 11'2" approx (7.14m x 3.51m reducing to 3.40m approx)

This large main reception room has a double glazed window to the front, two radiators, recessed lighting to the ceiling and a wooden glazed door leading to the reception hall.

Living/Dining Kitchen

37'7" reducing to 13'2" x 27' reducing to 10'5" approx (11.46m reducing to 4.01m x 8.23m reducing to 3.18m)

This large living space which extends across the rear of the property has a kitchen area, dining section and sitting area and there are two sets of bi-folding doors leading out to the rear garden and two Velux style windows set in a ceiling providing additional light to the dining and sitting areas.

The kitchen has white gloss handle-less fitted units and granite work surfaces and includes a sink with a mixer tap set in an L shaped granite work surface which also extends into a breakfast area and has cupboards, integrated dishwasher and drawers below, two ovens, a steam oven and coffee machine with drawers under and cupboards above, corner shelved pantry cupboard which provides an excellent storage facility and an upright shelved pantry cupboard, four ring hob set in an L shaped granite work surface with cupboards and drawers below, housing for an American style fridge/freezer with a cupboards over, hood and back plate to the cooking area and tiled walls to the work surface areas. There is tiled flooring extending across the whole of the living/dining kitchen with the areas in the kitchen and sitting area having under floor heating, double glazed window to the rear from the dining area, two radiators, recessed lighting to the ceilings in the kitchen and dining area and an air conditioning unit.

Inner Hall

The inner hall has tiled flooring and leads to the utility room and study/TV room.

Study/TV Room

8'6" x 6'2" approx (2.59m x 1.88m approx)

This useful additional reception room has a double glazed window to the front, radiator and recessed lighting to the ceiling.

Utility Room

5' x 4'8" approx (1.52m x 1.42m approx)

Having space for both an automatic washing machine and tumble dryer, fitted shelving and tiled flooring.

First Floor Landing

Hatch with ladder to the loft space and oak panelled doors to:

Bedroom 1

13'2" x 11'3" approx (4.01m x 3.43m approx)

The main bedroom has a double glazed window to the front, fitted wardrobes to either side of the bed position with cupboards over and a second range of fitted wardrobes, radiator and recessed lighting to the ceiling.

En-Suite

Having a corner shower with a mains flow shower system with an overhead rainwater shower and hand held shower, tiling to two walls and curved doors with protective screens, hand basin with mixer tap and a cupboards under with a glazed shelf and mirrored light above, opaque double glazed window, fully tiled walls, recessed lighting to the ceiling, X-pelair fan and tiled flooring.

Bedroom 2

12'7" x 9'7" approx (3.84m x 2.92m approx)

Double glazed window to the rear, two ranges of built-in wardrobes, radiator and recessed lighting to the ceiling.

Bedroom 3

10'7" x 8'6" approx (3.23m x 2.59m approx)

Double glazed window to the rear, radiator, recessed lighting to the ceiling and a recess for a wardrobe.

Bedroom 4

10' x 8'6" approx (3.05m x 2.59m approx)

Double glazed window to the front, radiator, recessed lighting to the ceiling and a recess for a wardrobe.

Bathroom

The luxurious main bathroom is fully tiled and has a white including an L shaped bath with mixer tap and a mains flow shower over with a rainwater shower head and hand held shower with there being a protective screen to the side of the bath, low flush w.c. and sculptured hand basin with mixer tap and surfaces to either side and cupboards and drawers below, opaque double glazed window, chrome heated ladder towel radiator, radiator, tiled flooring, recessed lighting to the ceiling and X-pelair fan,

Outside

The area of land at the front of the property has been block paved to provide off the road parking for at least two vehicles and easy maintenance with fencing to the three boundaries. The main gardens are situated to the rear of the property and these are Southerly facing with a slabbed patio to the immediate rear of the house leading onto a brick edged lawned garden and at the bottom of the garden there is a large garden room which could have several different uses. The rear garden has external lighting, established coniferous hedging to the two side boundaries with a concrete panelled fencing and hedging to the rear boundary behind the garden room. There is an outside water supply, power points and external lighting provided.

Garden Room

18'10" x 10'10" approx (5.74m x 3.30m approx)

This large external room has a variety of uses such as home working office, play room, gym or simply additional storage. There is panelling to the walls, double glazed double opening French style doors with matching side panels leading out to the front with lighting above the pelmet to the outside, there are two eye level windows providing additional light at the rear and lighting and power points are provided.

Agents Notes

Since the EPC was carried out the property has been substantially extended and updated throughout.

Directions

Proceed out of Long Eaton along Nottingham Road continue to the traffic lights turning left onto High Road and then proceeding over the next set of traffic lights onto Stapleford Lane which Spinney Crescent runs adjacent to, turn left into Woodstock Road and immediately right into Spinney Crescent where number 115 is on the left hand side towards the head of the cul-de-sac.
8928AMMH

Council Tax

Broxtowe Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, 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



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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.