



Petworth Avenue,
Toton, Nottingham
NG9 6JF

£415,000 Freehold



THIS IS AN IMMACULATE THREE BEDROOM DETACHED PROPERTY WHICH HAS BEEN EXTENDED AT THE REAR AND PROVIDES A LOVELY FAMILY HOME CLOSE TO WELL REGARDED SCHOOLS AND EXCELLENT TRANSPORT LINKS.

Being situated towards the head of Petworth Avenue, this traditional detached property provides a lovely family home which is extremely well appointed throughout and well cared for both internally and externally by the current owners. The property has been extended at the rear since being originally constructed which has enlarged the ground floor living accommodation and the extended area provides an open plan L shaped living/dining kitchen with doors leading out to the south facing rear garden. For the size and layout of the accommodation and privacy of the garden to be appreciated, we recommend interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property is within walking distance of George Spencer Academy and other schools for younger children, which has been one of the main reasons why people have wanted to live in the Toton area over the past couple of decades and it is also well placed for easy access to the latest extension to the Nottingham tram system which terminates at Toton.

The property stands back from the road with a block paved parking area at the front and is constructed of an attractive facia brick to the external elevations under a pitched tiled roof. Deriving the benefits from having gas central heating and double glazing, the house is entered through a stylish aluminium powder coated front door leading you into the reception hall which has a cloak/w.c. off and stairs leading to the first floor and oak doors with inset glaze panels leading to the sitting room which has a log burning stove set in a chimney breast and pocket sliding doors leading to the lounge and the L shaped living/dining kitchen which is fitted with light oak units and composite work surfaces in the kitchen area, there is a gas log burning stove in the sitting/dining area, from which French doors lead out to the south facing rear garden. To the first floor the landing leads to the three bedrooms, all of which have fitted bedroom furniture and the fully tiled bathroom has a white suite with a shower over the bath. There is also a hatch and wooden folding ladder taking you to the loft which has pine wooden flooring, boarding to the under-side of the roof and a Velux style window provides natural light into the attic space. Outside there is the block paved parking at the front of the house, a brick garage positioned to the right hand side which has an up and over door which matches the front door and gate to the left hand side of the property and at the rear there is the private south facing garden which has been landscaped and designed for easy maintenance and provides several areas to sit and enjoy outside living with there being patio seating areas at the rear of the house and at the bottom of the garden and there is covered seating area to the right hand side. There is also a shed which will remain at the property when it is sold and the garden is kept private by having fencing to the boundaries.

The property is within easy reach of the excellent local schools found in Toton, there are healthcare and sports facilities including several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve, there is a Tesco superstore on Swiney Way with further shopping facilities being found in the nearby towns of Beeston, Stapleford and Long Eaton and there is also an M&S food store, TK Maxx and other retail outlets found at the Chilwell Retail Parks and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway, the tram provides an alternative route into Nottingham city centre and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with panelling with recessed lighting to the under roof above, stylish Smart designer front door with inset opaque glazed panel and brushed stainless steel fittings leading to:

Reception Hall

Stairs with a feature oak wooden balustrade and side panelling with a double cupboard beneath where the gas meter is housed leading to the first floor, opaque double glazed window to the side, radiator, Karndean flooring which extends into the living/dining kitchen and oak doors with inset glazed panels leading to the lounge, sitting room and the kitchen and a panelled oak door to the ground floor cloaks/w.c.

Understairs Storage Cupboard

The gas boiler is housed in the understairs cupboard, there is cloaks hanging and fitted shelving provided.

Cloaks/w.c.

Being tiled to the walls and having a white low flush w.c. and a pedestal wash hand basin with mixer tap and cupboard under, tiled flooring, feature radiator, double glazed diamond shaped opaque glazed window, extractor fan and recessed light to the ceiling.

Sitting Room

12' x 11'3 approx (3.66m x 3.43m approx)

Double glazed window with fitted shutters to the front, feature Fire Line Pure Vision multi-fuel stove (PV5w) incorporated in the chimney breast with a tiled inset and a marble surround and hearth, bespoke fitted units to either side of the chimney breast with there being a display cabinet with glazed shelving, light, etched glazed doors and double cupboard under to the left hand side and there is a shelved cupboard with drawers and log store to the right hand side of the chimney breast, radiator, engineered oak flooring which extends across the sitting room and lounge, TV aerial point and oak pocket doors with inset frosted glazed panels leading into the lounge.

Lounge

12'6 x 11'10 approx (3.81m x 3.61m approx)

Having engineered oak flooring, sliding glazed doors leading to the dining/living kitchen, two walls lights, radiator and a TV aerial point.

Living/Dining Kitchen

19'4 to 7'3 x 20'8 to 10'3 approx (5.89m to 2.21m x 6.30m to 3.12m approx)

This large L shaped open plan kitchen and living area has light oak fitted units with composite work surfaces and includes a 1½ bowl sink with a mixer tap set in a work surface extending along one wall with housings for an automatic washing machine and dishwasher and cupboards below, double cupboard above the work surface which has a power point for a TV with a further double storage cupboard above, double oven with drawers below and a composite work surface above, Neff induction hob set in a composite work surface with drawers and cupboards beneath, matching eye level wall cupboards with lighting under and a hood over the cooking area, Karndean flooring, there is a recess to house an upright fridge/freezer, half double glazed door leading out to the side of the property and a double glazed window to the rear.

There are three Velux windows and recessed lights to a sloping ceiling in the living/dining area, there is a remote controlled gas log stove with a chimney set on a glazed plinth, feature vertical radiator, Karndean flooring and double glazed, double opening French doors with matching side panels leading out to the rear garden.

First Floor Landing

The landing has a large opaque double glazed tilt or turn window to the side, balustrade with a double cupboard, hatch with a ladder to the loft which has flooring, boarding to the under-side of the roof, a Velux window and lighting.

Bedroom 1

13'3 x 11'8 approx (4.04m x 3.56m approx)

Double glazed window with fitted blinds to the front, radiator and two ranges of wardrobes with sliding doors providing hanging space and shelving.

Bedroom 2

12'5 x 11'2 approx (3.78m x 3.40m approx)

Double glazed window to the rear with views over the Trent Valley, wardrobes to either side of the bed position which has cupboards above and the wardrobes extend to a second wall and provide extensive hanging space and shelving, a fitted desk/dressing table with drawers under and a radiator.

Bedroom 3

8'6 x 7'5 approx (2.59m x 2.26m approx)

Double glazed window with fitted blind to the front, radiator, range of built-in wardrobes providing hanging space and shelving, laminate flooring, radiator, fitted desk with drawers under and shelving above, panelling to the ceiling with recessed lighting, corner shelf unit and a panel to the wall by the bed position.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with a mixer tap and a hand held shower with a Mira shower over, fully tiled walls and a glazed protective screen, low flush w.c. and hand basin with a mixer tap and double cupboard under with a mirror to the wall to the side of the sink, feature chrome ladder towel radiator, a second radiator, tiled flooring, built-in airing/storage cupboard, opaque double glazed windows to the rear and side and panelling and recessed lighting to the ceiling.

Outside

At the front of the property there is a block paved driveway which provides off road parking for four vehicles and there is a hedge to the left hand side and fencing to the right with a stylish grey painted wooden gate providing access to the path which takes you to the rear garden on the left of the property and there is a matching garage door which provide a contemporary feel at the front of the house.

The rear garden is an important feature of this lovely home with it being south facing and it has been designed and landscaped with several areas to sit and enjoy outside living. At the rear of the house there is a block paved, walled patio which runs across the width of the property and provides access to the path which runs down the left hand side and also to an area to the right of the house where a shed is positioned with storage space behind and there is access to the garage from this paved area. There are steps leading onto the lawn and there is a block paved pathway with beds to the sides leading to the bottom of the garden where there is a further large block paved area with a porcelain tiled patio and on the right hand side of the garden there is a further covered porcelain tiled seating area with wood panelling to the sides with the rear garden being kept private by having fencing to the side and rear boundaries. There is outside lighting at the rear and side of the property and an outside water supply provided.

Shed

10' x 6'6 approx (3.05m x 1.98m approx)

The wooden shed is positioned on block paving on the right hand side of the property and there is a water butt to collect water off the shed roof.

Garage

17'4 x 7'9 approx (5.28m x 2.36m approx)

The garage/workshop has a stylish grey up and over door to the front which matches the front door and gate on the left hand side of the house, EV charging point and power and lighting is provided in the garage.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor public house turn left into High Road which then becomes Stapleford lane. At the next set of traffic lights continue straight across still following Stapleford lane. At the top of the hill turn right into Petworth Avenue where the property can be found on the right.
8944MP

Council Tax

Broxtowe Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 80mbps 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

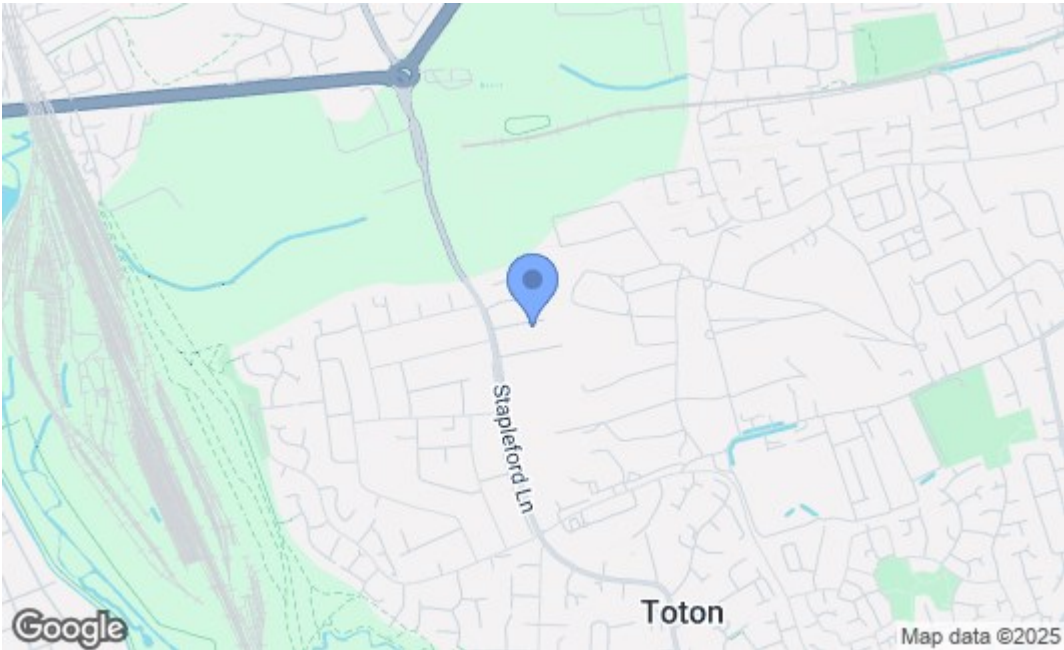
Other Material Issues – No



Robert Ellis
ESTATE AGENTS



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(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.