



**Whitburn Road  
Toton, Nottingham NG9 6HR**

**£325,000 Freehold**

A TWO BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN POSITIONED ON A GENEROUS OVERALL CORNER PLOT.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO BEDROOM DETACHED BUNGALOW SITUATED ON A GENEROUS OVERALL CORNER PLOT WITH GARDENS TO THE FRONT, SIDE AND REAR, WITH THE REAR ALSO INCORPORATING A GATED DRIVEWAY LEADING TO A DETACHED DOUBLE GARAGE.

The accommodation is arranged on one level and comprises front facing brick conservatory (currently used as a dining room), inner hallway, two double bedrooms, shower room, kitchen and living room.

The property also benefits from gas fired central heating and double glazing, and is positioned in this favourable location within close proximity of the A52, M1 motorway and tram services.

There is also easy access to a vast array of nearby national and independent retailers in the nearby towns of Stapleford and Long Eaton. If required, there is also good access to excellent nearby schooling for all ages such as Banks Road and George Spencer.

We believe the property will be ideal for those looking to downsize to a single level property yet remain active in the outdoor areas being able to manage a corner plot.

We highly recommend an internal viewing



## BRICK CONSERVATORY/DINING ROOM

13'2" x 7'5" (4.02 x 2.28)

Brick and double glazed construction, uPVC panel and double glazed entrance door from the front garden, tiled flooring, radiator, wall light points, power sockets, sloping polycarbonate roof and fitted blinds throughout. Further panel and glazed internal door then leads through to the inner hallway.

## INNER HALL

12'11" x 6'11" reducing to 5'6" (3.95 x 2.13 reducing to 1.70)

Panel and glazed internal door from the conservatory with windows to either side of the door, coving, loft access point via pull-down loft ladders to a partially boarded, lit and insulated loft space. Radiator, telephone point, airing cupboard housing the hot water cylinder with shelving space above. Doors to all internal rooms. Electric and gas meter cupboard.

## LIVING ROOM

19'8" x 11'1" (6.00 x 3.40)

Double glazed bow window to the front, sliding double glazed patio doors making the most of the views beyond leading out to the rear patio, central chimney breast incorporating a marble display fireplace with matching inset and hearth housing a focal point coal effect gas fire (not operational). Coving, wall light points, radiator, media points.

## KITCHEN

11'3" x 8'10" (3.45 x 2.71)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Tiled splashbacks, in-built double oven, space and plumbing for dishwasher and washing machine, wall mounted "Ideal" gas fired boiler, radiator, uPVC panel and double glazed exit door to the rear, double glazed window to the side of the door.

## BEDROOM ONE

11'11" x 11'8" (3.64 x 3.56)

Double glazed bow window to the front, radiator, wall light points, bedroom furniture includes a set of wardrobes, matching bedside cabinets and drawers (included in the sales).

## BEDROOM TWO

10'9" x 9'11" (3.28 x 3.04)

Double glazed window to the rear, radiator, mirror fronted wardrobe.

## SHOWER ROOM

6'9" x 6'2" (2.08 x 1.88)

Relatively modern three piece suite comprising walk-in double size shower cubicle with glass screen and half folding door with electric shower and fitted seat, wash hand basin with mixer tap and

storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the side, tiling to the walls, useful bathroom storage cabinet, extractor fan, chrome ladder towel radiator.

## OUTSIDE

The property sits on a generous overall corner plot with gardens to the front, side and rear. The front of the property is predominantly lawned enclosed by archway shaped dwarf timber fence panels set within concrete posts and gravel boards with planted flowerbeds and borders housing a wide variety of specimen bushes, shrubs, trees and plants. There is a raised rockery bed and pathways provides access all the way around the property to the front entrance door, as well as down the side to the rear. The side garden is predominantly lawned with planted rockery and flowerbeds housing a further variety of bushes, shrubs and plants, also enclosed by an archway shaped dwarf fence set within concrete posts and gravel boards to match the front boundary. From the side, there is a gated pedestrian access and pathway which also leads to the front and rear entrance doors.

## TO THE REAR

The rear garden mainly consists of a raised paved patio area (ideal for entertaining) making the most of the morning sun and the far reaching views beyond, planted raised flowerbeds and borders housing a variety of bushes and shrubbery with a stepped access to the rear door and a useful brick outbuilding (ideal for storage). Patio with access to the rear driveway which has double pedestrian gates providing access from the roadside and a dropped kerb then provides off-street parking for several vehicles, as well as space for a potential motorhome. This leads to the detached double garage.

## DETACHED DOUBLE GARAGE

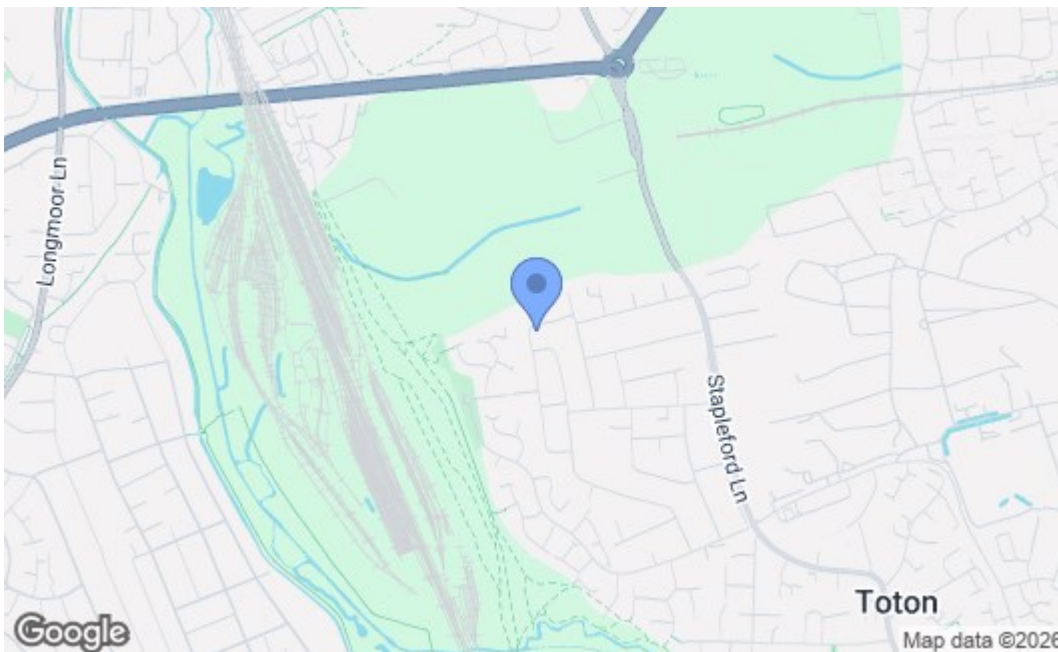
19'10" x 12'10" (6.05 x 3.92)

Electrically operated remote control up and over front garage door, personal access door and window to the side, pitched roof and benefits from power and lighting points.

## DIRECTIONS

Proceed from our Stapleford Office on Derby Road to the Roach traffic lights and turn right onto Toton Lane. Proceed to Bardills roundabout, crossing straight over and passing the entrance to the tram terminus on the left hand side. Take the first right onto Cleve Avenue before taking a right at the end of the road and immediate left onto Whitburn Road. Follow the bend in the road to the left and the property can be found on the corner, identified by our For Sale boards.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.