



Joyce Avenue,  
Toton, Nottingham  
NG9 6JU

**£330,000 Freehold**



THIS WELL PRESENTED SEMI DETACHED PROPERTY HAS BEEN BEAUTIFULLY EXTENDED CREATING LARGER THAN USUAL FAMILY ACCOMMODATION OFFERING A PARTICULARLY IMPRESSIVE HIGH SPEC KITCHEN-DINER, LOUNGE/DINING AREA, EXTRA RECEPTION ROOM, LOFT DEVELOPMENT AND A DELIGHTFULLY LANDSCAPED REAR GARDEN.

To fully appreciate the size and quality of the accommodation on offer, an early viewing comes highly recommended. The property is situated in the ever popular area of Toton within walking distance of outstanding (Ofsted) local schools which has helped to make this such a popular and convenient place for people to live. Situated on Joyce Avenue this bay fronted semi detached property has been creatively extended with close attention to detail throughout. The loft is partially converted to reveal a huge second floor space.

The property is of brick construction under a tiled roof and includes gas central heating, double glazing and in brief the accommodation comprises reception hallway with under stairs storage cupboard, ground floor cloaks/w.c., open plan lounge/dining room with conservatory to the rear. A family room provides additional reception space leading to an extended high quality dining kitchen with sliding patio doors to the rear garden. To the first floor there are three bedrooms and a separate modern four piece bathroom, access to the partially converted loft space but would lend itself to an additional bedroom subject to the necessary permissions. Outside there is a driveway to the front and garden to the rear with mature shrubs and trees.

The property is within easy reach of the Tesco superstore which is found on Swiney Way in Toton and all the other shopping facilities found in the nearby towns of Long Eaton and Beeston are only a short drive away. There are excellent schools for all ages which are within walking distance of the property and health care and sports facilities which include several local golf courses together with walks in the picturesque Attenborough Nature Reserve and at Toton Fields. The latest extension to the Nottingham tram system is part of the excellent transport links which include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to both Nottingham and Derby.



### Entrance Hallway

A brand new composite front entrance door with obscure light panel within, obscure double glazed light panels surrounding, stairs leading to the first floor, compact wall mounted gas central heating boiler, radiator, oak wood flooring within an understairs storage cupboard and panelled doors to:

### Ground Floor w.c.

Low flush w.c., corner wash hand basin, UPVC double glazed window to the side, fully tiled walls, storage cupboards and laminate flooring.

### Lounge/Diner

26'4 x 12' approx (8.03m x 3.66m approx)

UPVC double glazed bay window to the front and glazed French doors with fixed panels either side leading to the conservatory at the rear; two radiators, feature 'Adam' style fireplace incorporating a wooden mantle with marble hearth and back panel, coving to the ceiling.

### Conservatory

12'1 x 7'4 approx (3.68m x 2.24m approx)

With sliding double glazed patio door and fixed panels either side leading to the enclosed rear garden.

### Study Area

8'8 x 8'7 approx (2.64m x 2.62m approx)

Wood flooring, run of bespoke fitted bookcases, feature decorative double glazed window to the kitchen, radiator, coving to the ceiling and archway through to:

### Breakfast Kitchen

19'9 x 12'6 approx (6.02m x 3.81m approx)

This impressive extended L shaped designer dining kitchen benefits from a range of matching contemporary wall and base units incorporating granite work surface over and Neff appliances. There is an integral double oven with built-in warming drawer below, built-in integral fridge freezer, space for an additional fridge/freezer, space and plumbing for a washing machine, free standing tumble dryer and dishwasher. There is a 1½ bowl Schock granite sink with swan neck mixer tap, integral induction hob with stainless steel extractor hood over. The vaulted ceiling has a large South facing Velux window which makes the space very light and airy. Artificial light is delivered by LED spotlights and concealed under cupboard lighting. Porcelain tiling to the floor enjoys wet under floor heating, complemented by an electric kick board heater. There is a UPVC double glazed window to the front whilst the sliding UPVC double glazed patio door opens onto to the West facing enclosed rear garden.

### First Floor Landing

UPVC double glazed window to the side, double airing cupboard with hot water cylinder below and access to extension in loft. Doors leading to:

### Bedroom 1

13'1 x 12'2 approx (3.99m x 3.71m approx)

UPVC double glazed window to the rear, coving, built-in wardrobes providing extensive storage and built-in shelving and a radiator.

### Bedroom 2

13'2 x 11'9 approx (4.01m x 3.58m approx)

UPVC double glazed sectional bay window to the front, radiator, coving.

### Bedroom 3

8'1 x 6'9 approx (2.46m x 2.06m approx)

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

### Bathroom

A generous sized and airy room, this modern fitted four piece suite comprises a high specification 'Porcelanosa' bathroom with vanity wash hand basin set in a marble surround with built-in vanity unit below offering additional storage space. There is a tiled bath with mixer tap, a 'Matki' quadrant walk-in shower enclosure with electric shower over, UPVC double glazed windows to the side and rear, modern heated towel rail, radiator, recessed spotlights to the ceiling, extractor fan, fully tiled with electric under floor heating below a porcelain floor.

### Loft Room

18'8 x 15'8 approx (5.69m x 4.78m approx)

The Velux windows to the South and West facing sides not only provide sweeping views over the Trent Valley but also ensure this huge space is exceptionally light and airy. The loft access hatch has been offset to maximise space. It enjoys a ceiling light point, radiator and built-in recess with cupboards providing additional storage. This thoughtful additional versatile space has previously been utilised as a study, home office, play room and artist's studio.

### Outside

To the front of the property there is a walled garden, car standing for two vehicles and the potential to create yet more parking are if required. To the rear is a larger than average landscaped garden boasting a main lawn bordered by a wide array of mature trees, shrubs and flowers with decking and generous patio bordered by stone walls.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left into High Road which becomes Stapleford Lane. Continue for some distance and turn left into Woodstock Road and Joyce Avenue can be found on the right with the property on the left.

9001MH

### 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 4mbps Superfast 31mbps 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

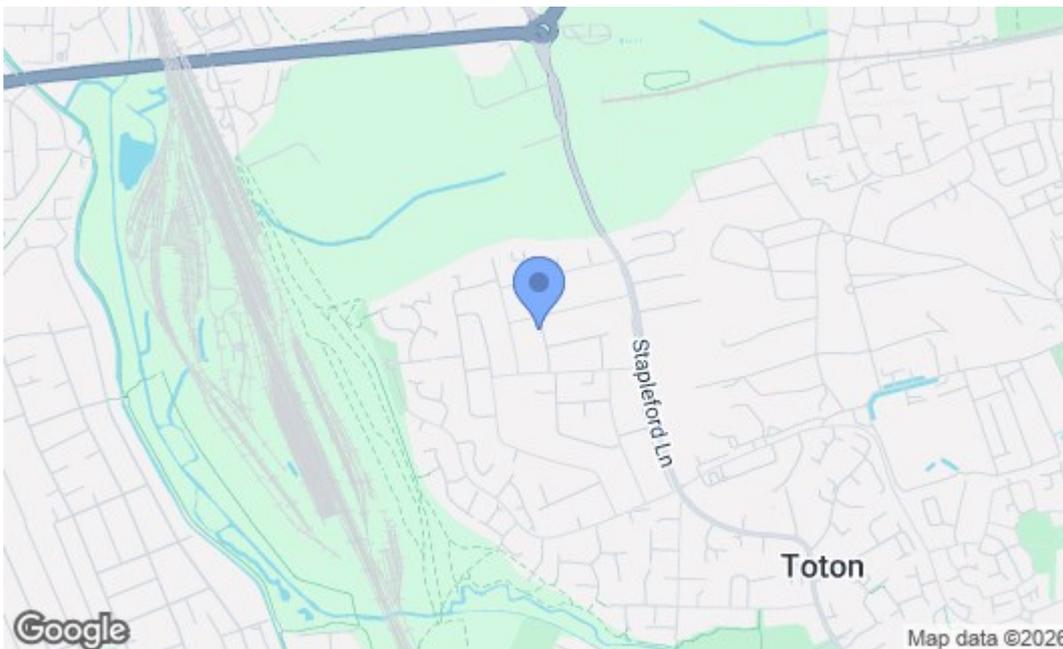
Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA: 1359 sq. ft. (126.2 sq. m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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 operation 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			
(69-80) C			79
(55-68) D		57	
(39-54) E			
(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	

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