



Kirkham Drive,  
Toton, Nottingham  
NG9 6HG

**£330,000 Freehold**



A VERSATILE AND EXTENDED THREE BEDROOM SEMI DETACHED HOUSE THAT IS IMMACULATEDLY PRESENTED INTERNALLY AND EXTERNALLY AND LOCATED IN POPULAR TOTON.

Robert Ellis are thrilled to market this impressive three bedroom semi detached home. The current owners have much improved the property by extending to the rear and producing a spacious open plan living, dining and kitchen area. The composite door opens into the entrance hallway with access to the cloakroom, stairs rising to the first floor and doors to the lounge area and kitchen diner. There is a feature log burning stove in the lounge and the kitchen is modern fitted with integrated appliances and has a feature island and bi folding doors opening to the rear garden.

The first floor landing provides access to the three bedrooms and the modern fitted bathroom. There is a good sized driveway to the front with access to the single garage and the rear garden has been landscaped with decked seating areas and raised beds. This is a great property and would appeal to a variety of buyers.

The property is well placed for easy access to the Tesco superstore on Swiney Way as well as other shopping facilities in the nearby towns of Beeston and Long Eaton as well as at the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks in at the picturesque Attenborough Nature Reserve, the excellent schools for all ages are within easy walking distance of the property and the transport links include J25 of the M1, East Midlands Airport, the latest extension to the Nottingham tram system terminates in Toton and provides an alternative way to reach the QMC and city centre and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Entrance Hall

Composite entrance door with decorative obscure light panel within and obscure light panels either side, stairs to the first floor, wood effect laminate flooring, contemporary modern anthracite radiator, storage under the stairs, doors to:

## Cloaks/w.c.

Two piece white suite comprising of a low flush w.c., wall mounted wash hand basin with chrome mixer tap and tiled splashback, grey laminate flooring, consumer unit, anthracite heated towel rail and extractor fan.

## Lounge Area

11'5" x 15'0" approx (3.49m x 4.59m approx)

UPVC double glazed window to the front, wall mounted vertical anthracite contemporary radiator, log burning stove sat upon a slate hearth, floating timber mantle and a barn style sliding door located between the kitchen and hall opening to:

## Kitchen Diner

18'3" x 17'1" approx (5.58m x 5.23m approx)

Composite door with double glazed light panels within leading to the rear, UPVC double glazed window to the rear, bi-fold doors opening to the rear, two double glazed Skylight windows, Shaker style wall, base and drawer units with a wood effect laminate work surface over and matching upstand, composite black 1½ bowl sink and drainer with chrome multi functional mixer tap, Belling Range style cooker with glass splashback and Belling extractor over, integrated full size fridge and freezer, integrated dishwasher, island matching the units having a breakfast bar area with cupboards and drawers unit, wood effect laminate flooring, two contemporary wall mounted anthracite radiators, ceiling spotlights

## First Floor Landing

UPVC double glazed window to the side, access hatch with a ladder to the loft which houses the combi boiler, doors to:

## Bedroom 1

11'5" x 11'6" approx (3.49m x 3.52m approx)

UPVC double glazed window to the front, ceiling spotlights, radiator, fitted wardrobes with shelving and hanging and a dressing table.

## Bedroom 2

11'5" max x 11'7" approx (3.48m max x 3.54m approx)

UPVC double glazed window to the rear, radiator and coving.

## Bedroom 3

7'11" x 7'11" approx (2.42m x 2.43m approx)

UPVC double glazed window to the rear, radiator, grey wood effect laminate flooring.



## Bathroom

6'5" x 6'3" approx (1.98m x 1.93m approx)

Obscure UPVC double glazed window to the front, ceiling spotlights, three piece white suite comprising of a shower bath with shower screen and chrome mixer tap, chrome shower head with hand held shower, vanity wash hand basin with chrome mixer tap, concealed low flush w.c., two chrome heated towel rails, feature tiled walls and vinyl flooring.

## Outside

There is a tarmacadam driveway to the front providing off road parking for at least 3 vehicles, decorative pebbles and shrubs. Access to the garage, outside tap and electric power point.

The rear garden is south-easterly facing with a large decked area with steps leading down to the garden area, central laid to lawn garden with well stocked raised beds and additional decked seating area and fencing to the boundaries.

## Garage

13'10" x 9'3" approx (4.22m x 2.83m approx)

Up and over door, storage space, power and lighting, plumbing for a washing machine, stainless steel sink and drainer with chrome mixer tap and a personal side door giving access to the rear garden.

## Directions

Proceed out of Long Eaton along Nottingham Road turning left into High Road at the Grange Farm traffic lights. Continue to the Banks Road traffic lights turning left into Banks Road and second right into Kirkham Drive where the property can be found on the left hand side identified by our for sale board.

9018MH

## Council Tax

Broxtowe Borough Council Band

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, 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

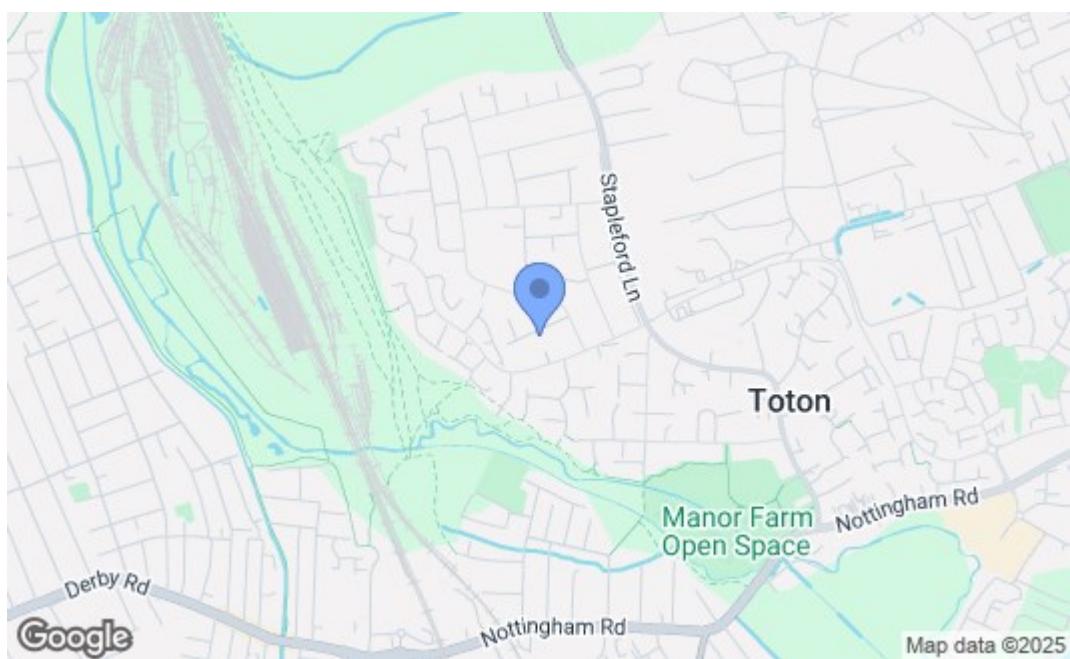
Other Material Issues – No



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



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.