



**Katherine Drive**  
**Toton, Nottingham NG9 6JB**

**£700,000 Freehold**

A FOUR BEDROOM DETACHED BUNGALOW.

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Situated in this exclusive residential suburb is this individually designed and built four bedroom detached bungalow situated on a private garden plot of approximately 0.27 of an acre.

This substantial residence offers spacious and adaptable single storey living accommodation, ideal for families and couples alike. The well appointed accommodation is gained from a welcoming entrance porch to a spacious central hallway which gives access to the main rooms, to the east wing are three double bedrooms, the principal bedroom is of a generous size with an en-suite shower room. There is also a family bathroom to this side of the dwelling. In the central part of the property is a living room with feature corner full height window and patio door which is mirrored in the generous dining room which opens through to a modern fitted kitchen. This is a great space for socialising and entertaining. Leading from the kitchen is a sizeable utility room giving access to the fourth double bedroom which also has an en-suite shower room. This west wing of the property could be adapted to provide for semi self-contained annex and is adjacent to the double garage which could be converted into additional living accommodation.

The property has been well cared for and maintained over the years and benefits from gas fired central heating served from a combination boiler, double glazed windows throughout and improved energy efficiency with solar panelling.

Situated towards the end of Katherine Drive, a no-through cul de sac of individually designed and built homes, the property is set back from the road with a sweeping in and out driveway providing parking for a number of vehicles which leads to the double garage. The rear gardens are extremely well maintained and offer a mature, almost woodland style garden backing onto a small copse. Situated on the outskirts of Toton, a highly regarded residential suburb, offering fantastic commutability. The Toton stop for the Nottingham tram is within walking distance of the property. A short drive away is the A52 which links Nottingham and Derby, as well as Junction 25 of the M1 motorway being only 5 minutes away and East Midlands Airport approximately 20 minutes away. Highly regarded schools for all ages can also be found in Toton, as well as a Tesco Extra. For those who enjoy the outdoors, there are footpaths nearby leading into open countryside and also within easy reach is the award winning Attenborough Nature Reserve and bustling market towns of Beeston and Long Eaton.

This is a truly remarkable property and offer a fantastic amount of space for a variety of buyers, in particular those looking for single storey living without compromising on space.

An internal viewing is highly recommended.



## ENTRANCE PORCH

Double glazed window, front entrance door, double glazed door leading to hallway.

## HALLWAY

21'9" x 7'8" min (6.63 x 2.35 min)

Walk-in cloaks cupboard, double glazed full height window to the front allowing an abundance of natural light to flow through. Radiator, doors to living room, kitchen, family bathroom and bedrooms one, two and three.

## BEDROOM ONE

16'9" x 11'8" (5.13 x 3.56)

A generous principal bedroom with fitted wardrobes to one wall, built-in dressing table with drawers, radiator, double glazed windows to the side and rear, door to en-suite.

## EN-SUITE

A three piece suite comprising wash hand basin with vanity unit, low flush WC and walk-in shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail.

## BEDROOM TWO

12'9" x 11'3" (3.9 x 3.44)

Radiator, fitted wardrobes and cupboards, double glazed windows to the side and front.

## BEDROOM THREE

9'4" x 8'11" (2.85 x 2.72)

Radiator, double glazed window to the side.

## FAMILY BATHROOM

Modern three piece suite comprising wash hand basin, low flush WC and bathtub with integrated handheld mixer shower attachment. Fully tiled walls, radiator, double glazed window.

## LIVING ROOM

19'9" x 13'7" (6.03 x 4.16)

Two radiators, feature corner double glazed full height window and patio doors opening to the rear garden, connecting door to dining room.

## DINING ROOM

13'4" x 11'1" (4.07 x 3.38)

Radiator, feature corner double glazed full height window and patio doors opening to the rear garden. Open to kitchen.



## KITCHEN

13'5" x 10'6" (4.10 x 3.21)

Incorporating a modern and contemporary range of fitted wall, base and drawer units, with contrasting granite worktops, matching breakfast bar, inset one and a half bowl sink unit with single drainer. Built-in appliances, including electric double oven, hob and microwave. Integrated dishwasher, fridge. Double glazed window to the front, door to utility room.

## UTILITY

11'5" x 9'8" (3.49 x 2.97)

Range of fitted wall and base units, with work surfacing and inset single bowl sink unit with drainer. Plumbing and space for washing machine, further appliance space, double glazed window and door to the rear. Connecting door to the garage and door to bedroom four.

## BEDROOM FOUR

10'3" x 9'9" (3.14 x 2.98)

Currently used as a study with radiator, double glazed window to the front and door to the en-suite.

## EN-SUITE

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC and shower cubicle. Radiator, double glazed window.

## DOUBLE GARAGE

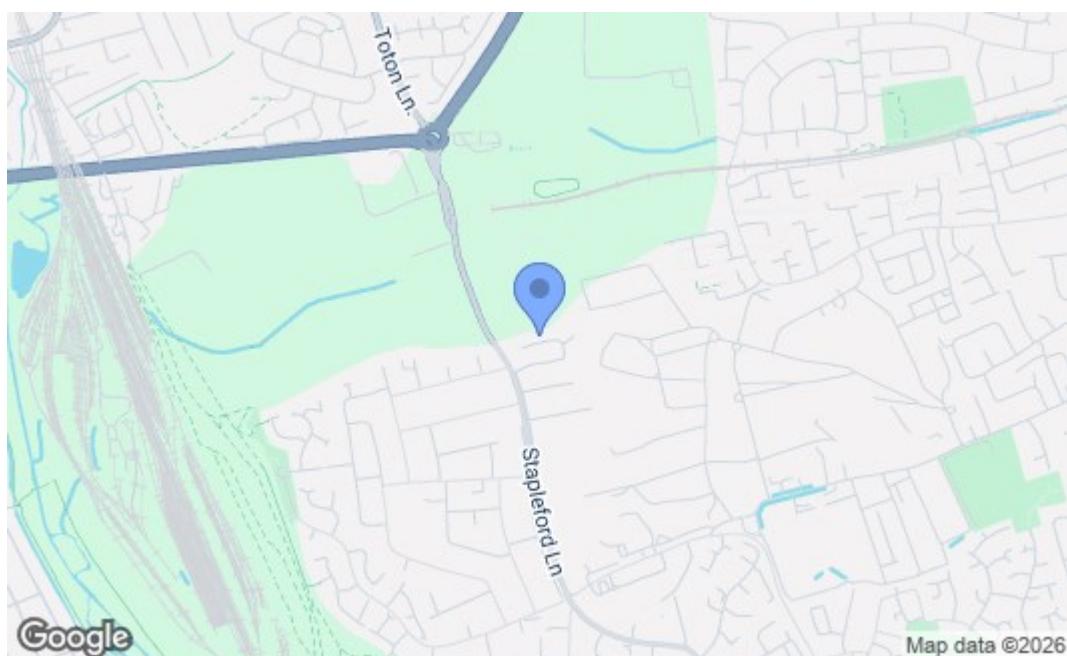
17'7" x 17'1" (5.36 x 5.22)

Electric remote controlled up and over door, light and power, wall mounted gas boiler (for central heating and hot water), controls for solar paneling. Door to utility.

## OUTSIDE

The property is set back from the road on a generous garden plot of 0.27 of an acre. There is a block paved sweeping in and out driveway providing parking for several vehicles. To the front boundary is an open plan shrub bed. The driveway is flanked each side with a section of garden laid to lawn. There are wrought iron gates to one side of the property which provides potential for further hard standing to this side of the bungalow and also leads around to the rear garden. The rear gardens are particularly private and laid mainly to lawn with patio area and pathway leading to the far side of the property. There are attractive well tended flower and shrub beds with the rear boundary backing onto a small copse.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

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

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.