



Chetwynd Road,  
Toton, Nottingham  
NG9 6FW

**£300,000 Freehold**



SITUATED ON A LARGE CORNER PLOT IN SOUGHT-AFTER TOTON, THIS TWO DOUBLE BEDROOM OFFERS MODERN LIVING WITH GARAGE, WALLED GARDEN AND OPEN-PLAN KITCHEN DINER, BEING SOLD WITH NO UPWARD CHAIN

A very well presented and substantial two-bedroom detached bungalow, ideally positioned at the end of a quiet cul-de-sac in the sought-after area of Toton. Set on a generous corner plot, the property benefits from a driveway and garage and is within easy walking distance of local shops, pubs, and doctors. Internally, the accommodation includes an open-plan kitchen diner and a bright conservatory overlooking the beautifully established garden, which also features a patio area ideal for outdoor enjoyment. Offered to the market with no upward chain, this impressive bungalow must be viewed to be fully appreciated.

Entering through the composite front door, the entrance hall provides access to all rooms and benefits from gas central heating and double glazing throughout. The accommodation includes a dual-aspect lounge and an open-plan, refurbished kitchen diner with sliding doors opening into the conservatory. This excellent addition creates a further reception or garden room and benefits from a radiator, allowing year-round use. There are two double bedrooms, both featuring built-in wardrobes, along with a neutral fitted shower room. The property is offered for sale with no upward chain and further benefits from an alarm system, driveway, and garage. Outside, the property enjoys a lovely walled garden with a lawn, patio area, and established shrubs, ideal for outdoor enjoyment.

The property is within easy reach of the local schools for all ages, which has been one of the main reasons why people have wanted to move to the Toton area over the past couple of decades, there is a Tesco superstore on Swiney Way and other shopping facilities found 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 and several coffee eateries, there are walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

15'4 x 3'5 approx (4.67m x 1.04m approx)

Composite front door, box for the alarm, laminate flooring, double radiator, two ceiling lights, coving to the ceiling, doors to two bedroom, shower room and lounge

### Lounge

14'2 x 13'9 approx (4.32m x 4.19m approx)

Dual aspect UPVC double glazed windows to the front and side, new griegie carpeted flooring, coving to the ceiling, double radiator, electric fireplace, TV point.

### Kitchen Diner

13'2 x 10' approx (4.01m x 3.05m approx)

With UPVC double glazed sliding doors opening into the conservatory, tiled flooring, ceiling light, coving to the ceiling.

The kitchen consists of newly professionally painted wall, laminate rolled edge worktop, with inset stainless steel sink and drainer with mixer tap, drawer and base units to two walls, new splash-back tiling, Bosch oven, four ring gas hob, dishwasher and space for washing machine.

### Conservatory

12'5 x 9'6 approx (3.78m x 2.90m approx)

With UPVC double glazed windows overlooking the garden and door to the side, tiled flooring, double radiator, wall light and plug points.

### Bedroom 1

11'3 x 11' approx (3.43m x 3.35m approx)

With UPVC double glazed window to the front, new griegie carpet, double radiator, ceiling light, coving to the ceiling light, fitted mirror double wardrobes.

### Bedroom 2

8'3 x 9'3 approx (2.51m x 2.82m approx)

With UPVC double glazed window to the rear, new greige carpeted flooring, double radiator, coving to the ceiling, ceiling light, mirrored sliding fitted wardrobes.

### Shower Room

7'3 x 5'7 approx (2.21m x 1.70m approx)

With UPVC double glazed patterned window to the rear, tiled flooring, tiled to the ceiling, enclosed corner shower

unit, chrome towel radiator, low flush w.c, wall mounted sink, mirrored corner vanity storage unit, ceiling light, extractor fan spotlight over shower

### Garage

18'6 x 8'8 approx (5.64m x 2.64m approx)

With metal up and over door to the front, lighting, plug point and storage to the eaves.

### Outside

To the front of the property there is off road parking with hedging to the boundaries.

To the rear there is a lawned garden with pebbled and paved areas, mature shrubs and bushes and a wall and fencing to the boundaries.

### Directions

Proceed out of Long Eaton on Nottingham Road. Continue to the traffic lights turning left onto High Road. Just as the road bends on the left hand turning, turn right into Chetwynd Road, continuing to the head of the road. 9065JG

### Agents Notes

There are AI photos on this property.

### 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 11mbps Superfast 75mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

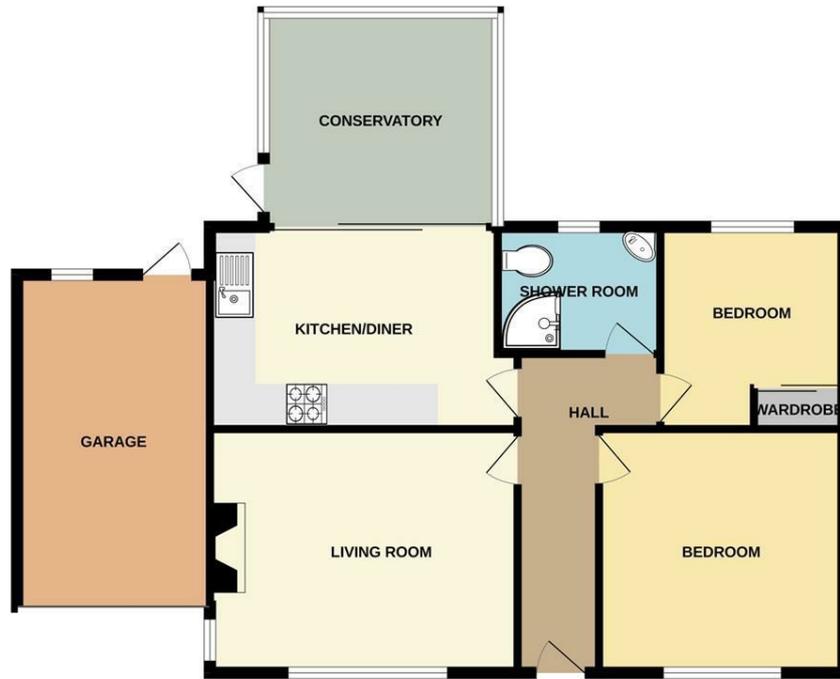
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.