

Darley Avenue,  
Toton, Nottingham  
NG9 6JP

**£775,000 Freehold**



A BEAUTIFULLY PRESENTED, RE-CONSTRUCTED AND EXTENDED FIVE BEDROOM DETACHED PROPERTY COMPLETE WITH SOLAR PANELS GENERATING INCOME, OFF STREET PARKING AND STUNNING VIEWS OVER NOTTINGHAMSHIRE, DERBYSHIRE AND LOUGHBOROUGH.

Robert Ellis are extremely pleased to market this superb example of a detached family home offering five bedrooms, ample and versatile living accommodation, off street parking for several vehicles and views over Nottinghamshire, Derbyshire and Loughborough from a stunning balcony on the first floor. The property is constructed of brick under a new roof structure and benefits double glazing and gas central heating throughout, air conditioning/heat pumps and a solar panel system installed in Autumn 2023, this is anticipated to produce enough power throughout the year to cover the annual energy costs, including the charging for current owners' cars, of the current vendors based on data obtained to date. The daily electricity produced by the solar panels is sent back to the grid and credited to the owner's energy account. The solar panel system also benefits from three batteries with a total storage capacity of 16.5kw. The property has been re-modelled and re-constructed throughout to create a modern and versatile property and an internal viewing is highly recommended to appreciate the property and location on offer.

This stunning family home is modern and bright throughout and briefly comprises a large entrance hallway, South facing lounge with bi-folding doors, open plan kitchen/dining/living space with roof lantern, French doors, underfloor heating and integrated appliances, utility room, downstairs four piece family bathroom finished to a high standard, downstairs WC and four double bedrooms to the ground floor with two benefiting from fitted wardrobes. To the first floor there is a superb master suite with an en-suite three piece bathroom, walk-in wardrobe and a covered balcony with views over Nottinghamshire, Derbyshire and Loughborough. The front of the property is set away from the road offering a large driveway and ample off street parking for several vehicles with a mature front garden, there is a caravan/motorhome standing which measures 8m x 3m. The garden is South facing and features a patio area, turf and mature flower and shrub beds and boasts a variety of wildlife. To the rear there is an enclosed low maintenance garden with artificial turf, a wooden storage shed and a log cabin which is insulated, double glazed and has power and WiFi.

The property falls within the sought after George Spencer Academy catchment area and is situated on a popular and desirable road in Toton. This home is close to a wide range of local shops, supermarkets and healthcare facilities with Chilwell retail park being just a short drive away. There are fantastic transport links such as Toton tram station and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.



## Entrance Hall

Composite front entrance door with obscure double glazed light panels and obscure panel to the side, wooden flooring, radiator, stairs to the first floor, decorative tiled floor, steps down into the utility and doors to:

## Lounge

13'9" x 17'9" approx (4.19m x 5.41m approx)

Aluminium bi-folding doors overlooking the front, obscure UPVC double glazed window to the side, decorative fireplace with marble surround, wooden floorboards, radiator, air conditioning/heat pump.

## Utility Room

6'3" x 4'3" approx (1.91m x 1.30m approx)

With a mix of wall and base units, inset stainless steel sink and drainer with mixer tap, plumbing and space for a washing machine and tumble dryer, tiled splashback, wall mounted Baxi combination boiler, wall mounted extractor fan, tiled floor.

## Living/Kitchen Diner

20' x 10'5" approx (6.10m x 3.18m approx)

Ceiling spotlights, mix of high gloss wall, base and drawer units with under cabinet lighting and work surfaces over with matching splashback, integrated electric hob and glass splashback, Bosch stainless steel extractor over, single electric oven and combination oven, stainless steel sink and drainer with chrome mixer tap, dishwasher, breakfast bar area, wooden flooring.

In the dining area there are ceiling spotlights, air conditioning/heat pump, space for an American style fridge freezer, UPVC panel and double glazed door to the side, open to:

## Orangery

11'1" x 11'5" approx (3.4m x 3.5m approx)

Tiled flooring with underfloor heating, light lantern, UPVC double glazed window to the rear, French doors to the side with windows either side.

## Bedroom 3/Office

9'3" x 9'4" approx (2.82m x 2.84m approx)

UPVC double glazed windows to the front and side, carpeted flooring, sliding door fitted wardrobes housing the batteries for the solar panels and consumer unit, radiator.

## Bedroom 4

9'3" x 9'4" approx (2.82m x 2.84m approx)

UPVC double glazed window to the side, wooden floorboards, radiator.

## Bedroom 5

8'7" x 12'9" approx (2.62m x 3.89m approx)

UPVC double glazed window overlooking the rear, wooden floorboards, radiator.

## Inner Lobby

With door to:

## Separate w.c.

5'8" x 2'6" approx (1.73m x 0.76m approx)

Obscure UPVC double glazed window to the side, two piece white suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, tiled splashback, tiled floor.

## Bedroom 2

11'6" x 11'1" approx (3.51m x 3.38m approx)

UPVC double glazed French doors with windows either side to the rear, wooden floorboards, radiator, fitted wardrobes with shelving and hanging.

## Family Bathroom

5'6" x 9'1" approx (1.68m x 2.77m approx)

Obscure UPVC double glazed window to the side, four piece suite comprising of a vanity wash hand basin with chrome mixer tap, low flush w.c., bath with chrome taps, walk-in fully tiled shower cubicle with mains fed shower and extractor over, tiled splashback, ceiling spotlights, tiled floor, chrome heated towel rail and an airing/storage cupboard.

## First Floor Landing

Velux skylight window and door to:

## Master Bedroom

20'8" x 17'9" approx (6.30m x 5.41m approx)

UPVC double glazed door overlooking views and leading to the balcony, hardwood flooring, eaves storage, Velux window, ceiling spotlights, open to:

## Walk-in Wardrobe

5'1" x 9'9" approx (1.55m x 2.97m approx)

Velux window, ceiling spotlights, fitted furniture.

## En-Suite

7'2" x 7'5" approx (2.18m x 2.26m approx)

Ceiling spotlights, Velux skylight, three piece white suite comprising of a vanity wash hand basin with chrome mixer tap, P shaped bath with a Mira Sport shower over and shower screen, tiled splashback, extractor, ceiling spotlights, eaves storage, chrome electric heated towel rail and tiled floor.

## Balcony

UPVC double glazed door with light panel to the side, covered balcony with lights, large slate slabbed floor, glass balustrade, power point and offering fantastic views.

## Outside

To the front of the property there are metal gates providing access to the property, a large driveway with ample off street parking for several vehicles, caravan/motorhome standing (8m x 3m) and a mature lawned garden with a variety of flower beds, plants and a pond with a south facing patio area at the top. EV charging point, power supply, security alarm and cameras.

To the rear, there is a landscaped, low maintenance and enclosed garden with artificial lawn, wooden storage shed and feature arctic cabin which is insulated, has double glazing, power and WiFi supply.

## Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road which then becomes Stapleford Lane. Proceed through the next set of traffic lights and up the hill taking a turning towards the top on the left into Darley Avenue. Follow the road down and the property can be found on the right hand side. 9307MH

## Council Tax

Broxtowe Borough Council Band D

## Agents Notes

The property has solar panels, more information on request.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 35mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Solar Panels - Yes

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

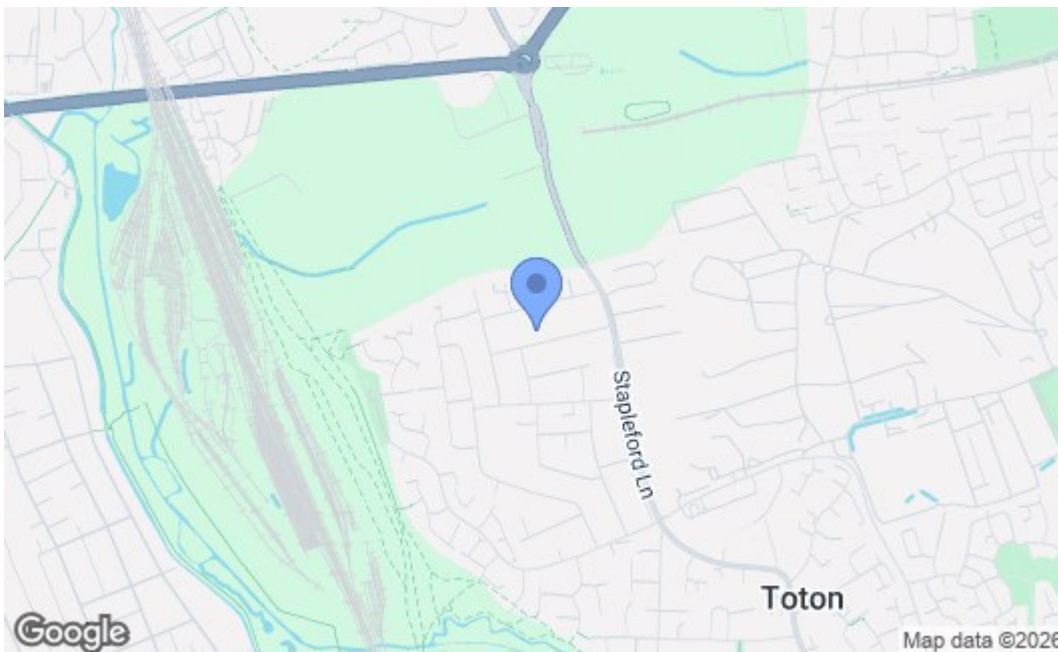
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		89	
(69-80) C			
(55-68) D			
(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	

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.