



Edale Rise,
Toton, Nottingham
NG9 6JJ

£375,000 Freehold

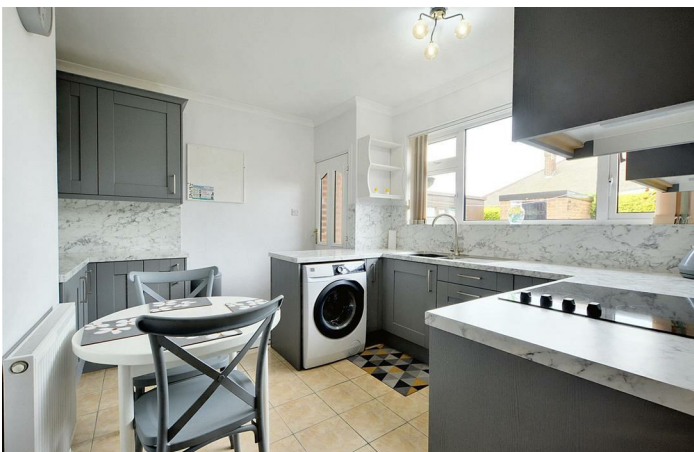


A DETACHED TWO OR THREE BEDROOM BUNGALOW POSITIONED ON A PRIVATE DRIVE IN THIS SOUGHT AFTER RESIDENTIAL AREA WHICH IS CLOSE TO EXCELLENT AMENITIES AND TRANSPORT LINKS.

Being situated on a private drive off Edale Rise, this two or three bedroom detached bungalow provides a lovely home which will suit a retired couple who are in search of a property where the accommodation is arranged on one level and is well placed for easy access to excellent local amenities and facilities. For the size of the accommodation and privacy of the gardens at the rear and side to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is also only a few minutes walk away from the latest extension to the Nottingham tram system which terminates in Toton and other excellent transport links, all of which have helped to make this such a popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits from having gas central heating and double glazing. In brief the accommodation includes a spacious hallway, which does lend itself to having a staircase fitted which would provide access to potential further accommodation in the loft space, the lounge is positioned at the front, the breakfast kitchen has been recently re-fitted with Shaker style units and one of the original bedroom is now used as a dining/sitting room, but could be used as a bedroom if preferred. From this room there are double opening glazed French doors leading to a wrap around sitting room which was originally a conservatory, but has recently had a solid roof installed which makes it more of a permanent room to use throughout the year. There are two double bedroom, both with ranges of fitted bedroom furniture and the tiled bathroom which has a three piece suite. Outside there is a double tandem garage positioned to the left hand side of the property, a block paved driveway and garden at the front and there is access either side of the bungalow to the rear where there is a private garden having a large patio area, a lawn with borders to the sides and there are two wooden sheds, a greenhouse and brick store which will all remain at the property when it is sold.

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



Stylish composite front door with inset glazed panels and opaque double glazed panels to the side and above the door leading to:

Reception Hall

20' x 7' approx (6.10m x 2.13m approx)

The spacious entrance hall has a radiator, cornice to the wall and ceiling, dado rail to the walls and Georgian glazed doors leading to the lounge, dining room and kitchen.

Lounge/Sitting Room

14' x 13' approx (4.27m x 3.96m approx)

Double glazed window to the front, open fireplace with a brick surround, matching wooden top plinths to either side and a quarry tiled hearth, three wall lights and two radiators.

Dining Kitchen

13' x 11' approx (3.96m x 3.35m approx)

The dining kitchen has recently been re-fitted with grey Shaker style units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and four ring induction hob set in a work surface which extends to three sides and has space for an automatic washing machine, cupboards, drawers and a double oven below, L shaped work surface with cupboards under, matching eye level wall cupboards with lighting under, range of full height storage cupboards with matching doors to the kitchen units which houses the gas boiler and also provides shelved storage space, double glazed window overlooking the rear garden, radiator, tiled flooring, cornice to the wall and ceiling, hatch to loft and a composite door with two inset glazed panels leading to the rear porch.

Dining Room/Bedroom

12' x 11' approx (3.66m x 3.35m approx)

This room was originally a bedroom, but has now been changed into a dining/sitting room, but could be used as a bedroom if required. The room has double opening French doors with a glazed side panels leading into the conservatory, double glazed window to the side, radiator and cornice to the wall and ceiling.

Conservatory

18' to 7 x 20' to 8' approx (5.49m to 2.13m x 6.10m to 2.44m approx)

This large L shaped room is more of a sitting room/lounge than a conservatory as the original roof has been replaced with solid UPVC panelling which helps regulate the temperature of the room. There are double glazed French doors with fitted vertical blinds leading out to the rear garden, double glazed windows to the rear, side and front, again with fitted blinds and two radiators.

Bedroom 1

12' x 11' approx (3.66m x 3.35m approx)

Having a double glazed window to the front, range of wardrobes extending along two walls with a central dressing table with drawers under, a mirror to the wall and cupboards over, radiator and cornice to the wall and ceiling.

Bedroom 2

12' x 7' approx (3.66m x 2.13m approx)

Double glazed window to the side, range of built-in wardrobes with cupboards over, radiator and cornice to the wall and ceiling.

Bathroom

The bathroom is fully tiled and has a coloured suite including a panelled bath with chrome hand rails, a mixer tap/shower and soap dish set in the wall next to the bath, pedestal wash hand basin and low flush w.c., two opaque double glazed windows with fitted blinds, radiator with a rail over, mirror to one wall and a fitted wall cupboard with shelving to one side.

Outside

At the front of the bungalow there is a double width block paved driveway which provides off road parking and there are established beds and a path leads to the front door and across the front of the bungalow to a path which runs down the right hand side with there also being a path to the left of the bungalow which provides access to the rear garden.

The rear garden is a particularly important feature of this lovely property, with there being a slabbed patio area to the immediate rear from which you can access the rear door to the garage and to the path which runs down the left hand side of the bungalow which also provides a bin storage area. There is a wooden shed, greenhouse and a brick store positioned in this area of the garden, there is a rockier bed with fencing to the rear boundary and a beech hedge to the right. A path takes you across the rear of the bungalow where there is a slabbed seating area, a lawn with a raised bed and fencing running along the rear boundary, a brick built barbeque and a path leads around the right hand side of the bungalow with a further paved area and fencing to the side boundary. There is a shed with a storage area behind and a gate leading out to the front of the bungalow. An outside water supply and external lighting is provided.

Garage

27' x 9' approx (8.23m x 2.74m approx)

The double tandem garage is positioned to the left of the bungalow and this has an up and over door at the front, windows to the side and rear, a half opaque glazed door leading out to the rear garden, various fitted surfaces with cupboards and drawers under, space for a tumble dryer or other appliances, power and lighting is provided and there is a wall mounted electric consumer unit.

Directions

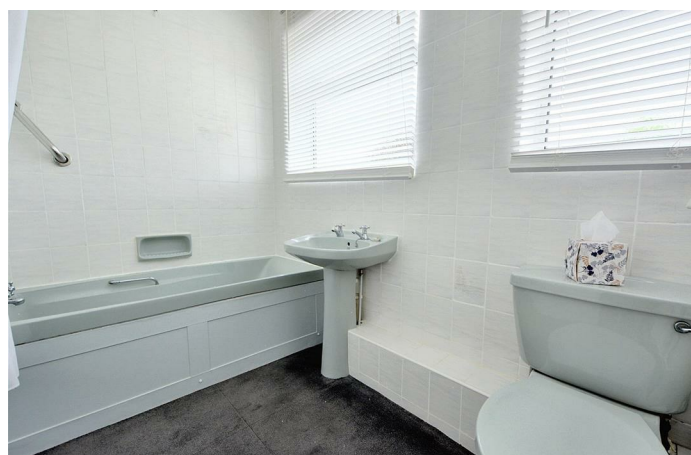
Proceed out of Long Eaton along Nottingham Road and turn left at the traffic lights into High Road which then becomes Stapleford Lane. Continue through the traffic lights on Swiney Way to the top of Stapleford Lane and then take a left onto Cleve Avenue. Proceed along Cleve Avenue and take the first right onto Edale Rise.
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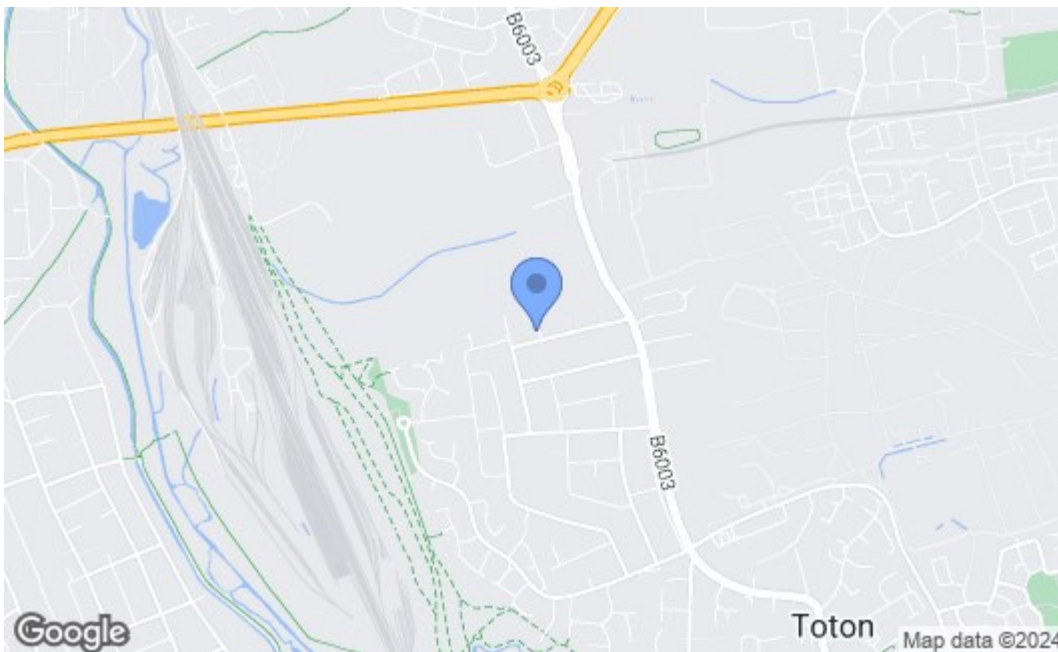
Council Tax

Broxtowe Borough Council Band D

Agents Notes

The property has gas and electricity provided by Scottish Power and has BT Internet and Sky TV.





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			
		64	80
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.