



Huntingdon Way,
Toton, Nottingham
NG9 6HZ

£420,000 Freehold



BEING SITUATED TOWARDS THE HEAD OF A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER RESIDENTIAL AREA, THIS DETACHED HOME PROVIDES EITHER THREE OR FOUR BEDROOM ACCOMMODATION AND ENLARGED GROUND FLOOR LIVING SPACE.

This detached property offers ideal family accommodation which is positioned on Huntingdon Way. As people will see when they view the property the original garage has been changed into an additional reception room and two of the bedrooms have been combined to form one large bedrooms which is something that could easily be reversed by a new owner so it provides the original four bedroom accommodation. The property is situated on a large plot with the majority of the gardens being to the rear and side and there is also the further potential to extend the house to the left hand side above the garage and to the rear if this was something a new owner might want to do in the future.

The property was originally built by David Wilson Homes and is constructed of an attractive facia brick to the external elevations all under a pitched tiled roof. Deriving the benefits of gas central heating and double glazing the well proportioned and tastefully finished accommodation includes a reception hall leading to the lounge on the right and to the left the additional room which is currently used as a study but could become a sitting room, play room or something similar. The breakfast kitchen is well fitted with wall and base units and off the kitchen there is a rear hall/utility area and a ground floor w.c. Running across the rear of the house is a large conservatory which provides an additional dining and sitting area and also connects the main living space to the private rear garden. To the first floor there are currently three good size bedrooms, which with the reinstatement of an internal wall, could easily return the property to being a four bedroom home. The main bedroom has a good size en-suite shower room and there is then the main family bathroom. Outside there is an adjoining garage to the left hand side, a drive and lawned garden to the front with the majority of the gardens being at the rear and side.

Toton is well known for its excellent local schools which are within easy walking distance of the property, there is a Tesco superstore on Swiney Way and a number of other large supermarkets and retail outlets in the nearby towns of Beeston, Long Eaton and Stapleford with a TK Maxx, M&S food store and other outlets at the Chilwell Retail Park, there are walks at Toton Fields and the picturesque Attenborough Nature Reserve, healthcare and sports facilities which include several local golf courses and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway, the latest extension to the Nottingham Tram System which terminates in Toton and provides another means of transport to and from Nottingham city centre and there is the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch leading through a stylish composite front door with an inset opaque glazed panel to:

Reception Hall

Karndean flooring which leads into the study and stairs to the first floor.

Lounge/Sitting Room

15'2 x 11'2 approx (4.62m x 3.40m approx)

Double glazed bay window to the front, coal effect gas fire set in a feature surround with hearth, cornice to the wall and ceiling, radiator and double doors with glazed inset panels leading into the breakfast kitchen.

Sitting Room/Study

17'1 x 8'3 approx (5.21m x 2.51m approx)

Double glazed window to the front, two radiators, Karndean flooring and storage space beneath the stairs.

Breakfast Kitchen

19'1 x 8'6 approx (5.82m x 2.59m approx)

The kitchen is fitted with maple wood finished units with brushed stainless steel fittings and has a 1½ bowl stainless steel sink with a mixer tap set in a work surface with drawers, cupboards and an integrated dishwasher below, four ring hob set in a work surface with drawers and cupboards beneath, integrated upright fridge/freezer, eye level oven and combination oven with drawers beneath and cupboard above, matching eye level wall cupboards with lighting under, tiling to the walls by the work surface areas, brushed stainless steel back plate and hood to the cooking area, double glazed window with pelmet having recessed lighting looking through into the conservatory, Karndean flooring, radiator, cornice to the wall and ceiling, space for a large fridge/freezer and double doors with inset glazed panels and glazed panel to one side leading into:

Conservatory

23'3 x 10'6 approx (7.09m x 3.20m approx)

The large conservatory extends across the rear of the house and has double opening French style doors leading out to the decked area at the rear of the property and there is a further double glazed door leading out to the side, double glazed windows to the rear and side, polycarbonate vaulted roof, two radiators, two wall lights and Karndean flooring.

Utility Area

8'6 x 5'8 approx (2.59m x 1.73m approx)

Off the kitchen there is a rear hallway/utility area which has space and plumbing for an automatic washing machine and a tumble dryer, there are built-in storage cupboards with further cupboards over and laminate flooring.

Ground Floor w.c.

Having a white low flush w.c., hand basin with cupboard beneath, radiator, opaque double glazed window and laminate flooring.

First Floor Landing

With hatch to loft, airing/storage cupboard and recessed lights to the ceiling.

Bedroom 1

12'6 x 11'11 approx (3.81m x 3.63m approx)

Double glazed window to the front, range of built-in wardrobes to one wall, recessed lights to the ceiling and radiator.

En-Suite Shower Room

The large en-suite shower room has two opaque double glazed windows to the front, has a shower with a mains flow shower system, tiling to three walls and a pivot glazed door, low flush w.c. and a pedestal wash hand basin with mixer tap, fitted shelving, mirror fronted cabinet by the sink, recessed lights to the ceiling and two radiators.

Bedroom 2

10'1 x 8'5 approx (3.07m x 2.57m approx)

Double glazed window to the rear, two double wardrobes with central dressing table and a radiator.

Bedroom 3/4

14'10 x 10'1 approx (4.52m x 3.07m approx)

Note - this bedroom could be kept as it is or have a wall put back in place to create the original two bedrooms. Two double glazed windows to the rear, double built-in wardrobes and two radiators.

Bathroom

The bathroom has a white suite including a panelled bath with a shower over and protective screen, low flush w.c. and pedestal wash hand basin, tiling to the walls by the bath, w.c. and sink areas, panelling to the lower section of two walls and corner cabinet with mirror fronted door.

Outside

There is a double width drive in front of the garage which provides off the road parking for at least two vehicles, a lawn in front of the house with pebbled beds and there is a wooden gate leading through to the rear garden. At the rear of the property there is a decked area with steps leading down to a lawned garden which extends to the side of the house and this has established beds and planting to the sides. There is a path running down the side of the house which provides access to the garage and to the gate which leads out to the front of the property. There is a slabbed bin storage area and the garden is kept private by having fencing to the boundaries. There is outside hot and cold water provided, external power points and outside lighting.

Garage

17'1 x 8'6 approx (5.21m x 2.59m approx)

The adjoining brick garage has an up and over door to the front and a door to the side, power and lighting, wall mounted boiler and boarding to the loft space above the garage.

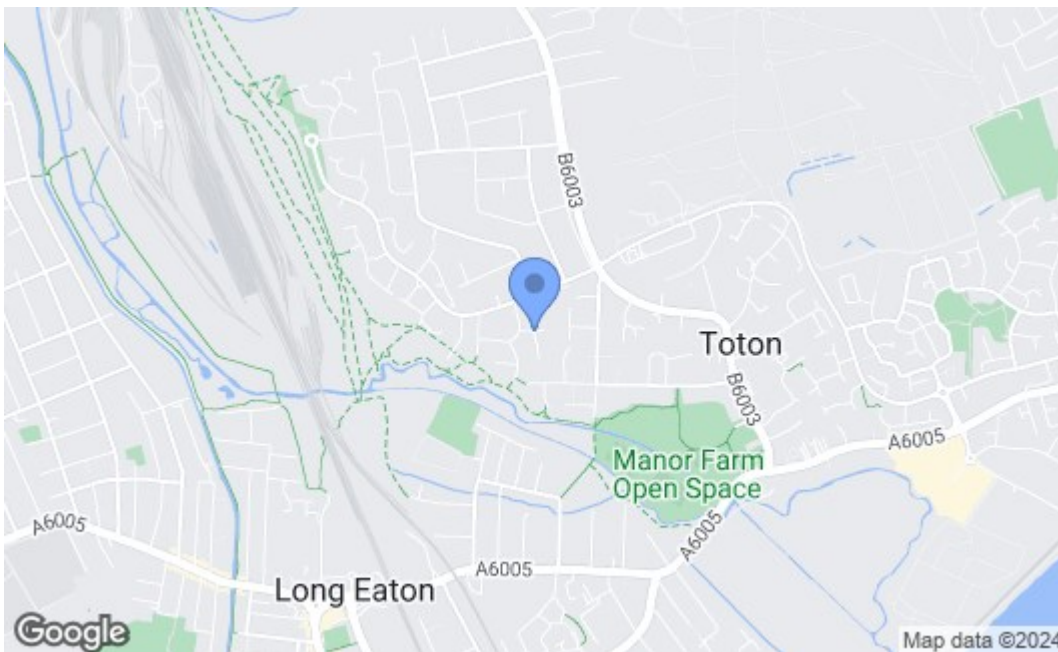
Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto High Road which then becomes Stapleford Lane. Turn left onto Banks Road and then left onto Goodwood Drive and first left onto Huntingdon Way.
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.