



Darley Avenue,  
Toton, Nottingham  
NG9 6JP

**£598,000 Freehold**



A HIGHLY APPOINTED EXTENDED INDIVIDUAL DETACHED BUNGALOW WHICH PROVIDES FLEXIBLE FOUR BEDROOM ACCOMMODATION POSITIONED ON A LARGE SOUTH FACING PLOT WHICH PROVIDES PRIVATE GARDENS TO THE FRONT, SIDE AND REAR.

Robert Ellis are pleased to be instructed to market this highly appointed detached bungalow which offers versatile living and bedroom accommodation which could have four bedrooms if this was required by a new owner. As people will see when they view the property it has been extended to the side and rear with all the works that have been carried out having been undertaken to an extremely high standard. Throughout the property the hardwood windows, hardwood external doors and most internal doors having been made by Patchett Joinery, a well known local carpentry business. We recommend that interested parties do take a full inspection so they are able to see the size and layout of the accommodation and the privacy of the gardens which are South facing at the front and also extend to the side and to a patio area at the rear. Toton is a well regarded residential area which is close to well regarded local schools and excellent transport links including the latest extension to the Nottingham tram system which terminates at Toton.

The property has an attractive appearance and is constructed of brick with render to the external elevations under a pitched tiled roof. Deriving the benefits from gas central heating and double glazing, the well proportioned accommodation includes an enclosed porch, hallway which leads to two bedrooms, bathroom and a sitting room with a feature fireplace, inner hallway which has Georgian double opening glazed doors leading to the beautiful lounge/sitting room which includes a dining area and has a feature vaulted ceiling with remote controlled Velux windows and also a log burning stove. The breakfast kitchen was exclusively fitted by Lifestyle Interiors and has high quality units, quartz work surfaces with an oak surface eating area at one end and to the left hand side of the kitchen there is a further reception hall area which includes a utility area and has doors leading to two further bedrooms, one of which is currently used as a study and the bedroom at the front has an en-suite shower room with a mains flow shower system. Outside there is a garage positioned at the front of the plot and a sweeping driveway leads to a car standing/turning area in front of the property, there are mature South facing gardens with lawns, patio/seating areas and mature borders with natural screening to the boundaries which helps to create very private areas at the front of the bungalow, at the side there is a lawn and further patio area and there is a patio to the rear. The spacious property will suit a whole range of buyers, from families looking for a four bedroom property which is close to the excellent local schools provided by Toton to a couple or someone who wants to have a spacious property with lovely gardens that is accessible to excellent transport links.

The property is within easy reach of the Tesco superstore on Swiney Way with many other shopping facilities being 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, Next, TK Maxx and several coffee eateries, there are the excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks at Toton Fields and at 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.



### Porch

Fully enclosed reception porch having double opening glazed doors to the front, tiled flooring and a solid wood front door with two inset leaded glazed panels leading to:

### Reception Hall

Radiator, cornice to the wall and ceiling, wood panelled doors leading to the sitting room, bedrooms and bathroom and a glazed Georgian style door leading to the inner hall.

### Sitting Room

12'10" x 11'2" approx (3.91m x 3.40m approx)

Having a double glazed window with a view over the Trent Valley to the front, radiator, gas stove set in a chimney breast with a wooden Adam surround and inset, two wall lights, cornice to the wall and ceiling, TV point and fitted shelves to either side of the chimney breast.

### Bedroom 1

12'6" x 11'5" approx (3.81m x 3.48m approx)

Double glazed window with views over the Trent Valley to the front, cornice to the wall and ceiling and a radiator.

### Bedroom 2

13'3" x 8'5" approx (4.04m x 2.57m approx)

Double glazed window to the side, radiator and cornice to the wall and ceiling.

### Bathroom

The main bathroom has a white suite including a panelled bath with a mixer tap and hand held shower, pedestal wash hand basin and low flush w.c., walls tiled to the bath, sink and w.c. areas, ladder towel radiator with a rail over, hatch to loft, extractor fan, pine flooring, an opaque double glazed window with fitted blind, two glazed shelves, mirror to one wall and a shelved airing/storage cupboard.

### Inner Hall

Double glazed Georgian doors with matching side panels leading into:

### Lounge/Sitting Room

19'8" x 11'4" approx (5.99m x 3.45m approx)

This main reception room includes a dining area and has a feature vaulted ceiling with two remotely operated Velux windows, log stove set in a chimney breast with a Minton style surround and slate hearth and two Georgian glazed windows to either side, radiator, four wall lights and two TV aerial points.

### Breakfast Kitchen

25'5" x 11'4" to 9'10" approx (7.75m x 3.45m to 3.00m approx)

The large breakfast kitchen was fitted by Lifestyle Interiors and has Fjord coloured units and quartz work surfaces with a natural oak surface at one end which provides a breakfast/eating area. The kitchen is fitted with a sink having mixer taps and a four ring AEG induction hob set in a quartz work surface which extends to two walls and has a Neff oven with a hide and slide door, Neff combination oven and Neff warming drawer, cupboards, drawers and integrated Bosch fridge, integrated Bosch dishwasher and pull out bottle unit with towel rails below with the corner units having curved doors, matching eye level wall cupboards with lighting under, again with the corner units having curved doors, the oak eating area provides seating for three people and has cupboards and drawers under, Bosch extractor and back plate to the cooking area, pelmet with recessed lighting over the sink and lighting under the wall cupboards, upright integrated freezer with shelved upright cupboards to either side, radiator, oak Amtico flooring, feature vaulted ceiling with two Velux windows and recessed lighting, radiator, double glazed window with a blind to the side and an internal double glazed window into the hallway/utility area and a Georgian glazed door leading to the hallway, USB charging points and the control unit for the alarm is fitted in one of the upright pantry cupboards.

### Side Hall/Utility

21' x 5' max approx (6.40m x 1.52m max approx)

This is now the main reception area for the property with a wood panelled door with two inset leaded glazed panels to an open porch at the front, the utility area is positioned to the rear and this has a stainless steel sink with a mixer tap set in a work surface with spaces for an automatic washing machine, tumble dryer and cupboards below with the end cupboard having pull out racking, matching eye level wall cupboards with lighting under with the boiler being housed in a wall cupboard, solid wood door with two inset double glazed panels leading out to the rear, vaulted ceiling with two Velux windows, radiator, upright storage cupboard with cupboard above and cloaks hanging to the side and panelled doors leading to the two rooms off this hallway.

### Bedroom 3

10'2" x 10'1" approx (3.10m x 3.07m approx)

Double glazed window with a view over the Trent Valley to the front, radiator, cornice to the wall and ceiling, engineered oak flooring and a wood panelled door leading to:

### En-Suite Shower Room

Having a corner shower with a mains flow shower system, boarding to two walls and a curved glazed door and protective screens, low flush w.c. and a pedestal wash hand basin, half tiled walls, mirror and two glazed shelves with a soap dish and toothbrush holder to the wall above the sink, opaque double glazed window, extractor fan, chrome ladder towel radiator and tiled flooring.

### Bedroom 4/Study

9'6" x 7'2" approx (2.90m x 2.18m approx)

This room is currently used as a study but could easily be a bedroom and has a double glazed window to the rear, radiator, engineered oak flooring and hatch to the loft.

### Outside

At the front of the property there is a sweeping driveway leading to the garden area at the front of the house and to off road parking which is also a turning point. There is a sleeper retaining wall at the front boundary and there are lawns with coniferous hedging towards the bottom of the drive and as you move up the garden there is a lawned garden with established borders to the sides and various patio/seating areas in front of the property and with the garden being South facing, these provide lovely places to sit during the summer months. There are steps leading to the front door from the drive and to the left hand side there is a gate which provides access to a path which takes you to the rear of the bungalow. There is Beech hedging to the left hand boundary with fencing and natural screening to the right hand side and there is outside lighting provided at the front of the bungalow.

At the rear of the property there is a slabbed patio area with rockier beds and fencing and beech hedging to the left hand boundary and a fence to the rear, there are three outside lights and an outside tap in this area and a slabbed and stone set path with block edging leading around the rear of the bungalow to the further garden area where there is a patio, steps leading to a lawned garden with the patio providing a very private seating area to the side of the bungalow, a raised pebbled bed to the right of the lawn, a wall and railings to the front and fence to the left hand side and two outside lights at the side of the property. There is a wooden shed which will remain at the property when it is sold.

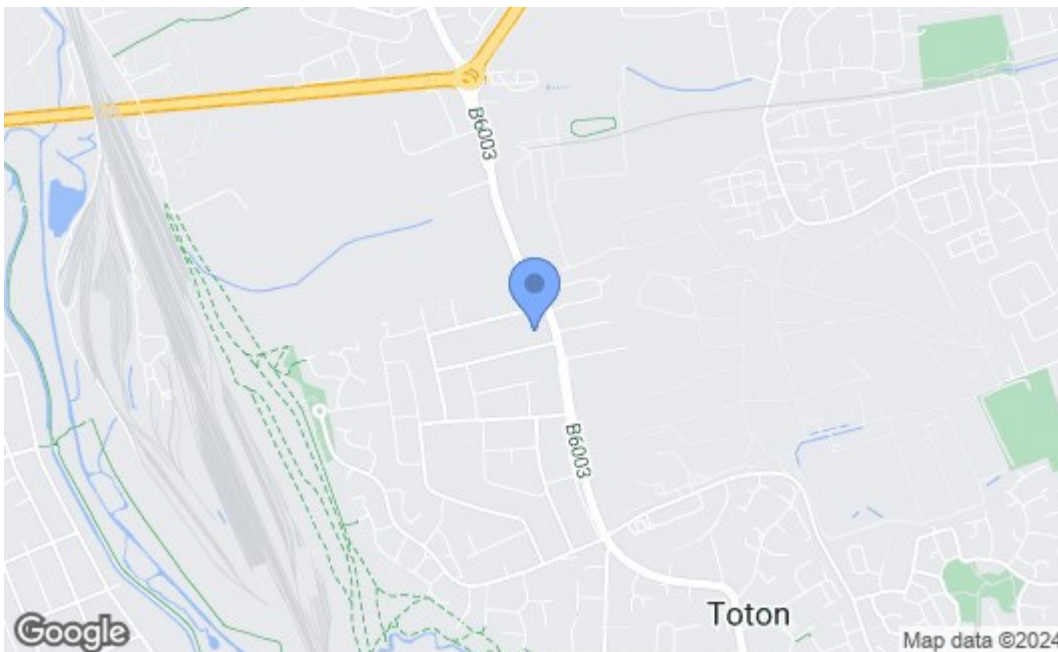
### Directions

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. 7844AMMP

### Council Tax

Broxtowe Borough Council Band D





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			
		67	81
<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.