



Rutland Avenue,  
Toton, Nottingham  
NG9 6EP

**£315,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION AND FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to bring to the market this bay fronted semi detached home located on Rutland Avenue. This beautiful home is positioned in an ideal spot, just a short distance from Chetwynd Road Primary School. This property boasts an open plan lounge/Kitchen Diner which breathes space and natural light and offers a superb social space for families and entertaining. With a bay window to the front aspect and kitchen with an island overlooking the rear garden, this property really needs to be viewed to be appreciated.

The property is constructed of brick to the external elevations and derives the benefits of gas central heating and double glazing. In brief the accommodation comprises of a porch to the front providing access to the hallway which has a beautiful, panelled staircase, with the hallway leading to the kitchen and lounge. To the first floor there are three bedrooms, all immaculately presented in addition to a stunning bathroom. Externally, there is off road parking to the front whilst the South facing rear garden is mainly lawned and offers a large patio with railway sleepers. At the end of the garden is a purpose built studio which has been split into two rooms and is perfect for anyone wanting an office space, bar area or home gym.

The property is within easy reach of the Tesco superstore on Swiney Way with there being many other shopping facilities found in the nearby towns of Beeston and Long Eaton and also the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and as well as the Nottingham tram system, the 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

Double glazed door to the front and door to:

### Hallway

Original front door, stairs to the first floor, radiator, door to:

### Kitchen Diner

17'11 max x 11'1 approx (5.46m max x 3.38m approx)  
The open plan kitchen/diner also opens into the lounge area and has a double glazed door to the side, double glazed window and patio doors to the rear, range of matching wall and base units with roll edged work surfaces over, inset sink and drainer, integrated fridge freezer, integrated electric oven, four ring gas hob with extractor hood over, laminate flooring, island with breakfast bar and storage cupboards.

### Lounge

11'10 x 11'3 approx (3.61m x 3.43m approx)  
Double glazed bay window to the front, radiator, laminate flooring.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

11'5 x 11'3 approx (3.48m x 3.43m approx)  
Double glazed window to the front and a radiator.

### Bedroom 2

11'11 x 10'8 into wardrobes (3.63m x 3.25m into wardrobes)  
Double glazed window to the rear, built-in wardrobes and a radiator.

### Bedroom 3

6'9 x 6'5 approx (2.06m x 1.96m approx)  
Double glazed window to the front and a radiator.

### Bathroom

8' x 6'11 approx (2.44m x 2.11m approx)  
Having a three piece suite comprising of a panelled bath with shower over, low flush w.c., wash hand basin, tiled flooring, part tiled walls, double glazed windows to the rear and side.

### Outside

The rear garden is South facing and laid mainly to lawn with patio area having sleepers and shrubs to the borders, panelled fencing to the boundaries.

### Garden Room

Currently used as a studio which is split into two rooms. The first room has doors to the garden, power and lighting, laminate floor (11'10 x 11'). The second room has laminate flooring, window to the side (11'10 x 9'3).

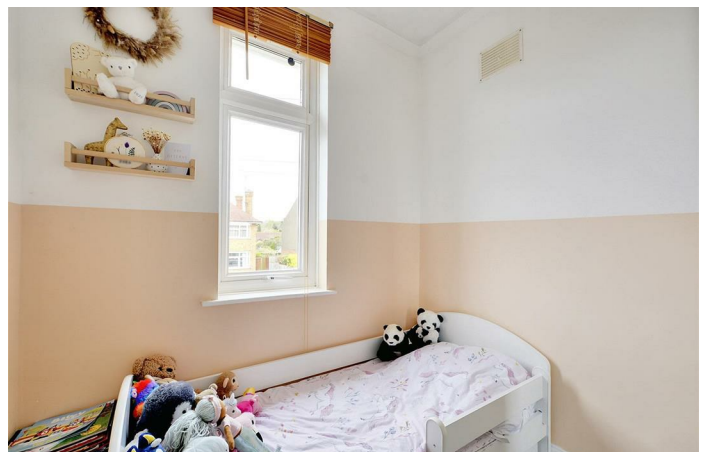
### Directions

Proceed out of Long Eaton along Nottingham Road, continuing to the traffic lights turning left into High Road and Rutland Avenue will be found on the right hand side. Continue towards the end of Rutland Avenue and the property can be found on the right hand side.

7910AMCO

### Council Tax

Broxtowe Borough Council Band B



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.