



Whitburn Road  
Toton, Nottingham NG9 6HP

**£275,000 Freehold**

A TRADITIONAL BAY FRONTED THREE  
BEDROOM SEMI DETACHED HOUSE  
OFFERED FOR SALE WITH THE BENEFIT OF  
NO UPWARD CHAIN.



ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET FOR THE FIRST TIME SINCE MID 1960'S THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

Being brought to the market with the benefit of NO UPWARD CHAIN, the property benefits from gas fired central heating from combination boiler, double glazing, off-street parking, generous 8.5m length garage and enclosed garden space to the rear.

The property offers accommodation over two floors comprising entrance porch leading to an entrance hallway, through lounge/diner, conservatory and kitchen to the ground floor. The first floor landing provides access to three bedrooms and a recently replaced bathroom suite.

The property is situated within close proximity of excellent nearby schooling for all ages such as Banks Road and George Spencer. There is also easy access to a variety of national and independent shopping facilities and retailers in the nearby towns of Stapleford, Beeston and Long Eaton. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and highly recommend an internal viewing.



### ENTRANCE PORCH

6'6" x 1'11" (2.00 x 0.60)

Double glazed aluminium framed sliding patio style doors to the front, further double glazed aluminium framed sliding internal patio doors leading through to the entrance hallway.

### ENTRANCE HALLWAY

14'0" x 6'5" (4.27 x 1.97)

Staircase rising to the first floor, radiator, wall light points, telephone point. Doors to through lounge/diner and kitchen.

### LOUNGE AREA

17'6" x 11'5" (5.35 x 3.48)

Double glazed bay window to the front, radiator, media points, wall light points, central chimney breast with coal effect fire set on a marble hearth with opening through to the dining area.

### DINING AREA

9'11" x 8'0" (3.03 x 2.45)

Radiator, sliding double glazed patio doors opening out to the conservatory.

### CONSERVATORY

9'2" x 7'7" (2.81 x 2.33)

uPVC double glazed construction with sloping ceiling, fitted blinds, sliding double glazed patio door opening out to the rear garden. Lighting point, decorative exposed brickwork.

### KITCHEN

9'5" x 8'7" (2.89 x 2.62)

Comprising a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces, single sink and draining board, space for cooker, washing machine and under-counter fridge/freezer, display shelving, double glazed windows to side and rear, wall mounted 'Dimplex' heater, uPVC panel and double glazed side exit door to the driveway. Door to understairs pantry with shelving, double glazed window to the side, gas and electricity meters.

### FIRST FLOOR LANDING

Double glazed window to the side, radiator, telephone point, loft access point. Doors to all bedrooms and bathroom.

### BEDROOM ONE

14'0" x 11'6" (4.29 x 3.52)

Double glazed bay window to the front, radiator, coving, TV point, fitted sliding door wardrobes.

### BEDROOM TWO

12'0" x 11'6" (3.66 x 3.52)

Double glazed window to the rear overlooking the rear garden, radiator, coving.

### BEDROOM THREE

8'2" x 6'4" (2.49 x 1.95)

Double glazed window to the front, radiator, coving, original fitted double storage cupboard with matching overhead storage space.

### BATHROOM

8'1" x 6'3" (2.48 x 1.93)

Modern white four piece suite comprising tiled-in bath with mixer tap, separate tiled and enclosed shower cubicle with mains shower, wash hand basin with swan neck style mixer tap and storage cabinets beneath, hidden cistern push flush WC. Fully tiled walls and floor, double glazed window to the rear (with fitted blinds), wall mounted bathroom mirror with lighting point above, ladder style radiator, spotlights, extractor fan.

### OUTSIDE

To the front of the property there is a lowered kerb entry point leading to a spacious, wide driveway providing off-street parking for several vehicles leading to the detached garage and offering gated access into the rear garden. The front garden is designed for ease of maintenance being predominantly stoned with shaped flowerbeds housing a variety of bushes and shrubbery. Leading down the side driveway, there is an externally accessed electrical meter box, outside lighting point, double doors leading into the detached garage and gated access into the rear garden. The rear garden is split into various sections with an initial paved patio seating area (ideal for entertaining), this then leads onto a shaped garden lawn with borders and beds housing a variety of specimen bushes, shrubs and plants. A pathway then leads to the rear part of the garden which could be set out as a potential vegetable plot. The garden is enclosed partly by timber fencing and also offers a personal access side door into the rear part of the garage.

### DETACHED GARAGE

27'10" x 7'10" (8.50 x 2.40)

Double opening doors to the front, power and lighting points.

### BOILER HOUSE

Housing the gas fired combination boiler (for central heating and hot water purposes).

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill in the direction of Bardills roundabout, crossing straight over and descending onto Stapleford Lane, Toton. Take a right hand turn onto Woodstock Road and follow the road to the end before turning right and then first left. At the "T" junction, turn left onto Woodstock Road and the property can be found on the right hand side.

### COUNCIL TAX

Broxtowe Borough Council Band C.

### Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Medium Risk

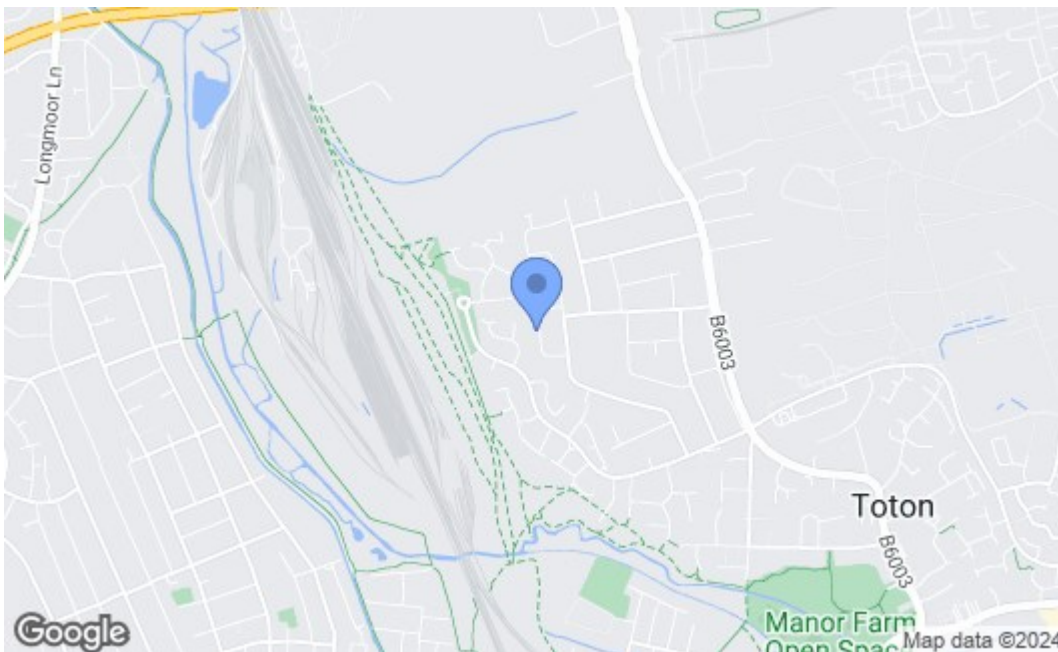
Flood Defences – No

Non-Standard Construction – Not applicable

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	
<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.