



Banks Road,  
Toton, Nottingham  
NG9 6HL

**Price Guide £400-410,000**  
**Freehold**



A FOUR BEDROOM DETACHED FAMILY HOME OFFERING WELL PRESENTED AND SPACIOUS ACCOMMODATION, FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are pleased to offer to the market this well presented four bedroom detached home located in the highly popular area of Toton. This beautiful residence offers a perfect blend of modern living and comfortable spaces, ideal for families and entertaining. As you step inside, you are greeted by a spacious through lounge dining room, providing a versatile open-plan layout that is perfect for both relaxing and dining. The large kitchen is fantastic space featuring integrated appliances and ample counter space and a great choice of storage cupboards. A charming conservatory floods the space with natural light which is accessed via the dining area, offering a delightful spot to overlook the rear garden.

The master bedroom boasts a private en suite shower room. Three additional well-proportioned bedrooms ensure plenty of space for family members or guests. There are three further bedrooms with a wrap around landing all with built in or fitted storage. Outside, the south facing rear garden is a true highlight, offering a sun-soaked haven for outdoor activities, gardening, or simply basking in the warmth. An integrated garage provides secure parking and additional storage space and is accessed via the block paved driveway which provides ample off road parking.

The property is within easy reach of the Tesco superstores on Swiney Way with there being many more shopping facilities found in the nearby towns of Beeston and Long Eaton with there also being a M&S food store, Costa, Next and other retail outlets and coffee eateries at the Chilwell retail Parks, there are the excellent schools for all ages which has been one of the main reasons why people have wanted to move to Toton over the past couple of decades and these are all within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and as well as the latest extension to the Nottingham tram system, the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Double glazed window and door to the front, tiled flooring and door to:

### Hallway

Radiator, stairs to the first floor, understairs storage cupboard, doors to:

### Cloaks/w.c.

Low flush w.c., window to the front, tiled flooring, radiator and vanity wash hand basin.

### Kitchen

Double glazed window and door to the rear, radiator, part tiled walls, matching wall and base units, inset sink and drainer, integrated dishwasher, fridge freezer, washing machine and electric double oven, induction hob with extractor hood over, breakfast bar area, spotlights to the ceiling, access to:

### Lounge

14'4 x 10'4 approx (4.37m x 3.15m approx)

Double glazed window to the front, radiator, laminate flooring and coving to the ceiling.

### Dining Room

7'10 x 9'4 approx (2.39m x 2.84m approx)

Double glazed sliding patio doors to the conservatory, radiator and coving to the ceiling.

### Conservatory

9'8 x 8'8 approx (2.95m x 2.64m approx)

Double glazed windows and doors to the rear, tiled flooring and electric heater.

### First Floor Landing

Loft access, airing/storage cupboard and doors to:

### Bedroom 1

12'7 x 9'5 approx (3.84m x 2.87m approx)

Double glazed window to the front, radiator and TV point.

### En-Suite

Double glazed window to the front, wall mounted chrome heated towel rail, low flush w.c., vanity wash hand basin, single shower cubicle with wall mounted shower and extractor fan.

### Bedroom 2

9'5 x 11'2 into wardrobes (2.87m x 3.40m into wardrobes)

Double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom 3

10'6 x 7'5 approx (3.20m x 2.26m approx)

Double glazed window to the rear, radiator and built-in wardrobes.

### Bedroom 4

8'8 x 7'4 approx (2.64m x 2.24m approx)

Double glazed window to the rear, built-in storage and a radiator.

### Outside

To the front of the property there is a block paved driveway with ample off road parking leading to the garage.

The rear garden has a patio area, lawned garden with a flower area within the railway sleepers and fencing to the boundaries.

### Bathroom

A three piece suite comprising of a panelled bath with mixer tap and shower over, pedestal wash hand basin, low flush w.c., fully tiled walls, UPVC double glazed window and a radiator.

### Garage

Integrated single garage with an up and over door, power and lighting.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto Stapleford Lane. At the next main lights turn left onto Banks Road.

8135AMCO

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 41mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

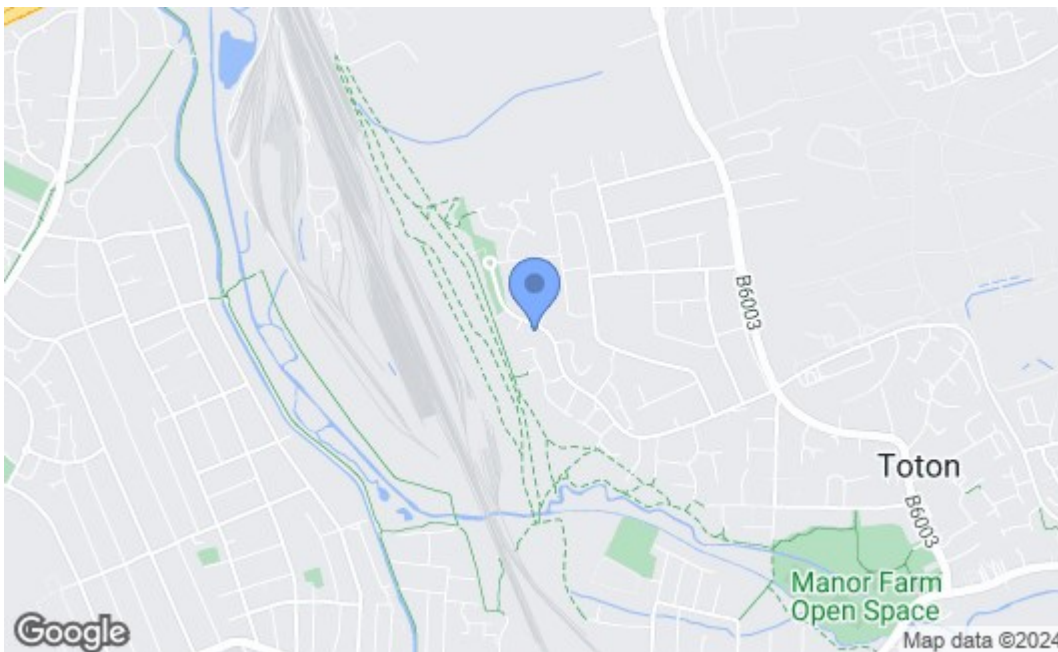
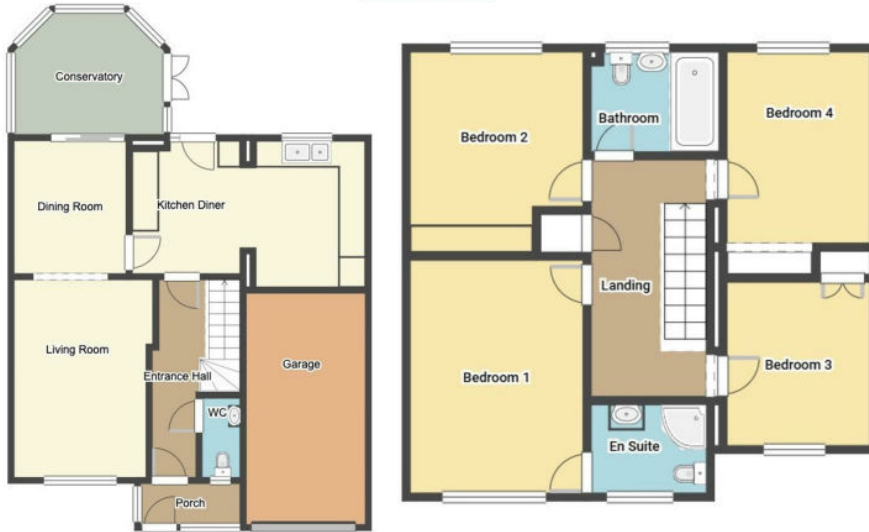
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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			
		73	85
<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.