Robert Ellis

look no further...







Epsom Road,
Toton, Nottingham
NG9 6HQ

Price Guide £400-425,000

Freehold



A STUNNING FOUR BEDROOM HOME ON ONE OF THE MOST SOUGHT AFTER ROADS IN THE HEART OF TOTON, WELL PLACED FOR EASY ACCESS TO THE EXCELLENT LOCAL SCHOOLS AND OTHER AMENITIES AND FACILITIES PROVIDED BY THE AREA BEING SOLD WITH NO UPWARD CHAIN!

Tucked away in what is arguably one of Toton's quietest and most sought-after cul-de-sacs, this stunning, contemporary extended four-bedroom detached family home offers generous and highly versatile living space, perfectly suited to modern family life. The heart of the home is the spacious open-plan kitchen diner, beautifully finished with taupe high-gloss, soft-close units, integrated appliances and a stylish breakfast bar, creating an ideal space for both everyday living and entertaining. A handy utility area sits neatly off the kitchen, keeping practicalities out of sight. To the rear, a charming snug overlooks the garden, complete with a feature media wall, providing a cosy retreat for family evenings. The ground floor also benefits from an addition room with en-suite shower room, ideal as a guest suite, home office, gym or additional reception room. Upstairs, there are four well-proportioned bedrooms, all served by a luxurious four-piece family bathroom. Excellent built-in storage throughout the first floor ensures the home remains clutter-free and practical for growing families. Occupying a large plot, the property boasts a block-paved driveway providing ample off-road parking. The rear garden has been designed for low maintenance, featuring an artificial lawn, decked seating areas and a garden shed, making it perfect for relaxing and entertaining. This is an outstanding family home in a prime Toton location, within catchment for excellent schools for all ages, and offering peace, privacy and space in equal measure.

As previously mentioned the property is within easy walking distance of the local schools which includes the well regarded George Spencer school at the top of Stapleford Lane, there are healthcare and sports facilities which includes several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve, there is a Tesco superstore on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, Boots, TK Maxx and several coffee eateries. The property is also within a few minutes drive of J25 of the M1, there are stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway, the East Midlands Airport is only a few miles drive down the M1 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
6'6 x 6' (1.98m x 1.83m)
A composite entrance door with inset glass to front, marble-style floor tiles, inset bench seat, ceiling light, UPVC double glazed window to the side, wall mounted radiator, house alarm and oak doors leading into the lounge and bedroom five.

Lounge
15'3 x 15'6 (4.65m x 4.72m)
UPVC double glazed window to the front, grey carpeted flooring, ceiling light, two radiators, feature panelling to all walls, TV point, tiled hearth, space for a fire place, stairs to the first floor, and door into the kitchen diner.

Kitchen Diner
24'3 x 10'1 (7.39m x 3.07m)
With two UPVC double glazed windows to rear, grey tile flooring, door to the side, two ceiling lights, feature brick-effect wall, a nook for storage and large storage cupboard. The kitchen consists of taupe gloss soft close wall, drawer and base units to two walls, with a breakfast bar area, granite work top and splashbacks, in-built heater, double oven, four ring induction hob and extractor above, space for a dishwasher, inset one and half bowl stainless steel sink and swan-neck mixer tap and grooves for drainage, space for a standing American style fridge freezer, and opening into the extension.

Utility Room
4'7 x 7' (1.40m x 2.13m)
With taupe gloss wall, base and drawer units with granite worktops and splashbacks, space for washing machine and tumble dryer, ceiling light and oak doors into bedroom five and en-suite.

Snug
9'5 x 14'9 (2.87m x 4.50m)
The dual aspect has UPVC double glazed French doors to the rear and UPVC double glazed French doors to the side, grey laminate flooring, ceiling spotlights, LED recess spotlights, and a feature media wall for the TV, shelving and fire place.

Downstairs Shower Room
4' x 7'1 (1.22m x 2.16m)
With tiled flooring, ceiling light, extractor fan, low-flush WC, Chrome towel radiator, wall-mounted sink and enclosed shower with mains powered shower and glass screen.

Office / Bedroom Five
7'9 x 12'1 (2.36m x 3.68m)
UPVC double glazed window to the front, feature tiled flooring, ceiling light, radiator, and part panelled walls.

First Floor Landing
6'3 x 15'7 (1.91m x 4.75m)
UPVC double glazed obscure door to the side elevation, grey carpeted flooring, two ceiling lights, access to the loft via a loft hatch, radiator, three large inset cupboards for storage, dado rail, and doors to the four bedrooms and bathroom.

Bedroom One
13'6" x 10'2" not inlcuding wardrobes (4.14m x 3.12m not including wardrobes)
Two UPVC double glazed windows to the rear elevation, grey carpeted flooring, radiator, ceiling light, one wall of in-built storage with wardrobes and shelving.

Bedroom Two
14'3 x 7'1 (4.34m x 2.16m)
UPVC double glazed window to the rear elevation, radiator, grey carpeted flooring, two ceiling lights, and TV point.

Bedroom Three
8'6 x 8'7 (2.59m x 2.62m)
UPVC double glazed window to the front elevation, grey carpeted flooring, radiator and ceiling light.

Bedroom Four
9'6 x 6'6 (2.90m x 1.98m)
Two UPVC double glazed windows to the front elevation, grey carpeted flooring, radiator and ceiling light.

Bathroom
7 x 9'3 approx (2.13m x 2.82m approx)
The family bathroom has a UPVC double glazed obscure window to the front elevation, black tiled flooring, ceiling recessed spotlights, access to a loft via a loft hatch. With a four piece bathroom with a unit house the low flush Wc, inset sink with shelving and storage below, enclosed corner shower unit with glass doors Mira electric shower, chrome towel radiator, panelled bath with mixer taps.

Outside
To the front there is a blocked paved driveway for at least two vehicles with a grass front garden with pebbles, there is access to both sides of the property with a gate to the right hand side leading to the rear. The front of the house is attractive with the anthracite grey windows and door. To the rear leading out from the snug, there is a decked raised area leading to artificial lawn, two sheds with courtesy lighting, the garden is fully enclosed with painted fencing and is private.

Directions
Proceed out of Long Eaton along Nottingham Road and turning left at the traffic lights into High Road. Continue to the Banks Road traffic lights and turn left onto Banks Road continuing to the end and at the traffic island turn right onto Epsom Road.
9022JG

Council Tax
Broxtowe Borough Council Band C

Additional Information - Agents Notes
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 3mbps Superfast 35mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Vodafone, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



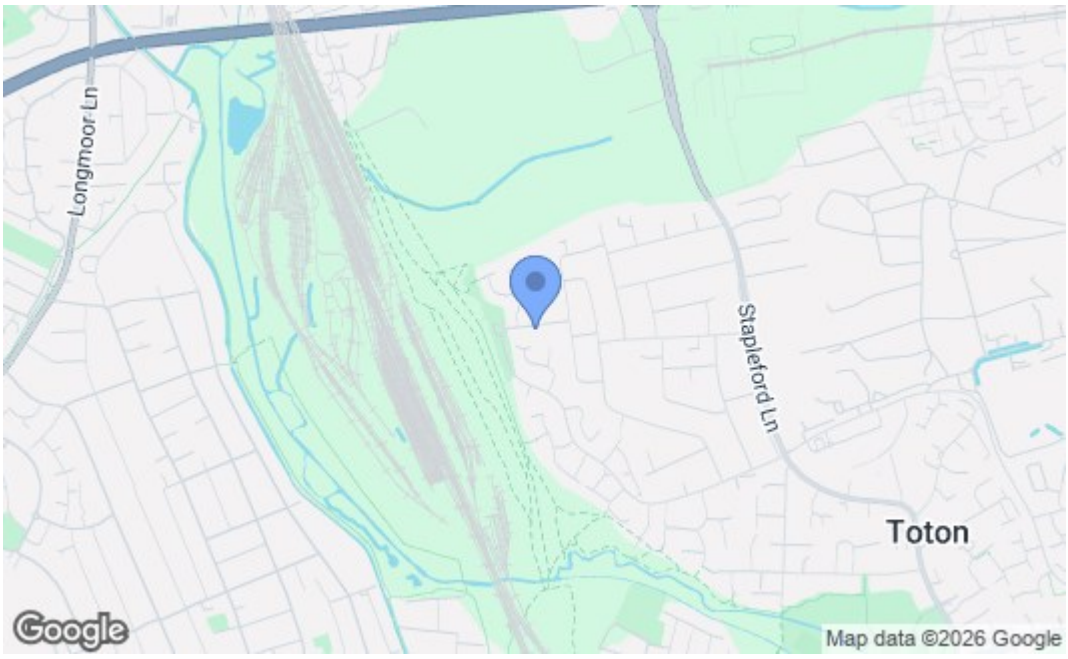


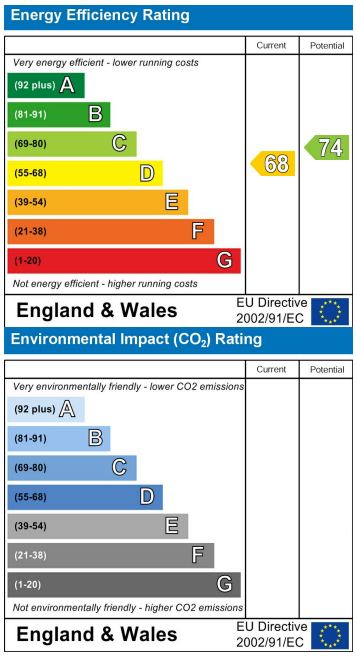












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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