Robert Ellis

look no further...

High Road,
Toton, Nottingham
NG9 6EH

£195,000 Leasehold

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A THREE BEDROOM END HOME IN THE HEART OF TOTON WITH GARAGE AND RER GARDEN BEING SOLD WITH NO UPWARD CHAIN!

A fantastic opportunity to acquire this three-bedroom end property in the ever-popular location of Toton, offered to the market with no upward chain. Ideally positioned within walking distance of local shops, well-regarded schools, pubs and a wide range of amenities, this home is perfectly suited to families and buyers looking for convenience. The property also benefits from a garage and presents an excellent chance for a new owner to put their own stamp on it, creating a home tailored to their taste. A wonderful prospect in a sought-after area—early viewing is highly recommended.

This well-positioned home is entered via a door to the front leading into the entrance hall, with a door opening through to the breakfast kitchen. The kitchen is light and airy, featuring exposed beams to the ceiling which create a charming cottage-style feel. The open plan lounge diner offers a warm and inviting living space, complete with a built-in fireplace and a lovely bow bay window overlooking the rear garden, with a door providing direct access outside. To the first floor, the landing leads to three good sized bedrooms and the family bathroom, with the added benefit of two useful storage cupboards. Externally, there is a landscaped shared garden to the front, while to the rear is an enclosed, low maintenance patio garden—ideal for relaxing or entertaining. The property also benefits from a separate garage adjacent, perfect for additional storage. Situated in a great location in the heart of Toton, within easy reach of local amenities, this property must be viewed to be fully appreciated.

Toton is a sought after residential area to the West of Nottingham which is well known for its excellent local schools for all ages, there is a Tesco superstore on Swiney Way with many other retail outlets being found in the nearby towns of Beeston and Long Eaton as well as at Chilwell Retail Park where there is an M&S Food Store, Next, TK Maxx and many other outlets as well as coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and at Toton Fields and the excellent transport links include the latest extension to the Nottingham Tram System which terminates in Toton and provides another means of transport to and from Nottingham city centre, J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, 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.

Entrance Hall
5'7 x 10'5 approx (1.70m x 3.18m approx)
The entrance hall has a UPVC double glazed front door with inset patterned glass, ceiling light, laminate wooden flooring, doors to the kitchen, lounge diner and stairs to the first floor, alarm panel, cupboard housing the meters.

Breakfast Kitchen
7'7 x 12'3 approx (2.31m x 3.73m approx)
With UPVC double glazed box bay window to the front, tile flooring, ceiling light with feature beams to the ceiling.

The kitchen consists of white wall, drawer and base units to four walls, with laminate rolled edge worktop, splash-back tiling, oven and four ring gas hob, extractor above. With a breakfast bar area, space for under-counter fridge and freezer, space for washing machine and dishwasher.

Lounge Diner
14'3 x 17'2 approx (4.34m x 5.23m approx)
The lounge diner has a uPVC double glazed box bay window to the rear garden, laminate wooden flooring, UPVC double glazed back door, radiator, two ceiling lights, brick build fire with shelving and alcoves, with TV stand area with inset gas fire.

Landing
8'4 x 6'3 approx (2.54m x 1.91m approx)
The landing has carpeted flooring, ceiling light, access to the loft via a loft hatch, two storage cupboards, doors off the the three bedrooms and bathroom.

Bedroom One
11'3 x 7'4 approx (3.43m x 2.24m approx)
With UPVC double glazed window to the rear elevation, carpeted flooring, radiator, ceiling light, in built wardrobes.

Bedroom Two
10'5 x 7'8 approx (3.18m x 2.34m approx)
With UPVC double glazed window to the front elevation, carpeted flooring, radiator, ceiling light, in-built wardrobes.

Bedroom Three
7'8 x 6'2 approx (2.34m x 1.88m approx)
The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, radiator and ceiling light.

Bathroom
5'8 x 7'3 approx (1.73m x 2.21m approx)
With UPVC double glazed patterned window to the front elevation, vinyl flooring, tiled to the ceiling, ceiling light, extractor fan, double radiator. The bathroom consists of low flush W.C, panelled bath with shower above, glass moveable screen, inset sink with storage cupboard below/.

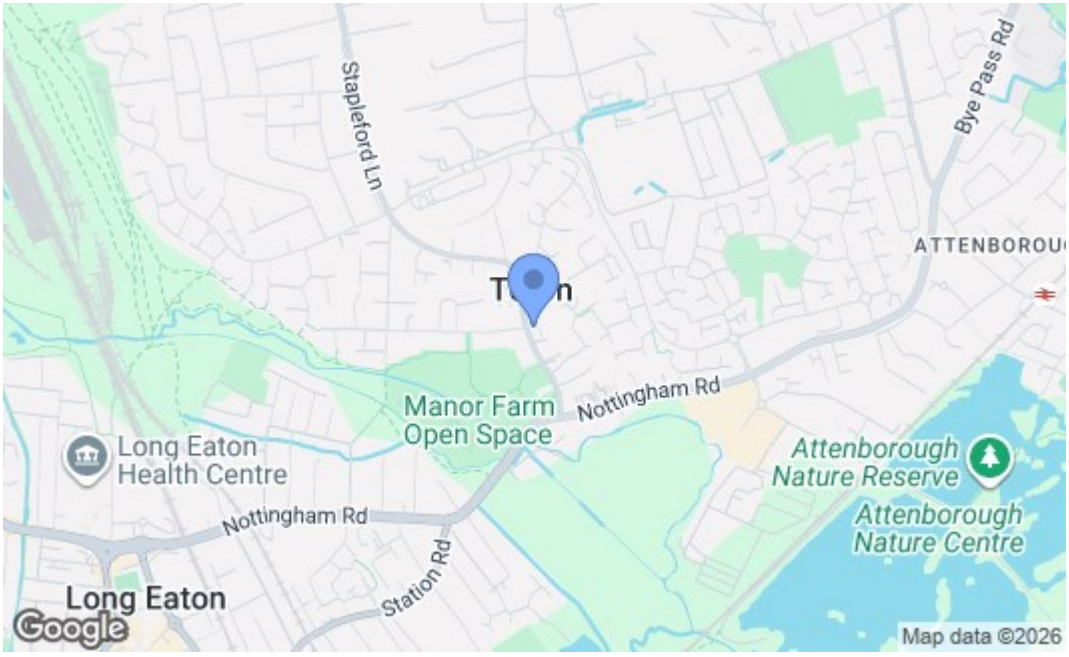
Garage
16'7 x 8'6 approx (5.05m x 2.59m approx)
There is a garage adjacent to the property in a block. This is ideal for storage space.

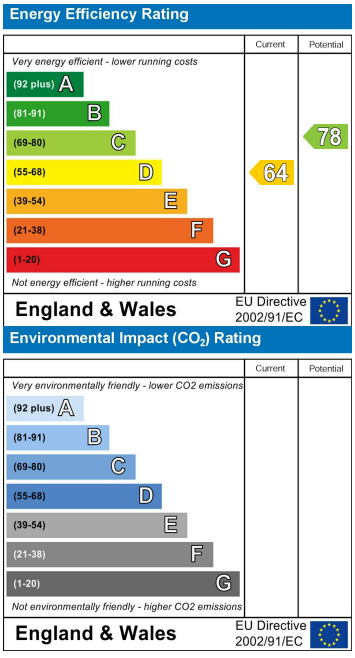
Outside
To the rear there is an enclosed garden which is an easily maintained patio.

Directions
Proceed out of Long Eaton along the main Nottingham Road turning left at the garage into High Road. Proceed a short distance along High Road. The property is situated on the right as identified by our board. Parking can be found on Kensington Close, behind the property.
9194JG

Council Tax
Broxtowe Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
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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