Robert Ellis

look no further...







Newland Close,
Toton, Nottingham
NG9 6EQ

£260,000 Freehold



A THREE BEDROOM SEMI DETACHED HOME OCCUPYING A CORNER PLOT, SITUATED ON NEWLAND CLOSE IN TOTON WITHIN A QUIET CUL-DE-SAC LOCATION.

Robert Ellis are pleased to bring to the market this well positioned semi detached property offering spacious and practical accommodation throughout. The home benefits from a through lounge diner with patio doors opening onto the rear garden, creating a bright and versatile living space, along with a fitted kitchen featuring integrated appliances.

To the first floor are three well proportioned bedrooms and a shower room, providing comfortable accommodation for a range of buyers. Externally, the property sits on a corner plot, offering additional outdoor space, along with a garage and off road parking. An internal viewing is highly recommended to fully appreciate the space, position and potential on offer.

The property is within easy reach of the Tesco superstores found on Swiney Way and there are many more shopping facilities found in both the nearby towns of Long Eaton and Beeston. If required there are excellent schools for all ages found in Toton, there are health care and sports facilities, walks in the nearby Toton Fields and the excellent transport links include J25 of the M1, East Midlands Airport, the recently completed Nottingham tram system which terminates in Toton, there are stations in Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provides good access to Nottingham and Derby.





Entrance Hall
Double glazed door to the front, laminate flooring, stairs to the first floor, storage cupboard, double glazed window to the side and doors to:

Lounge/Diner
21'1 x 11' approx (6.43m x 3.35m approx)
Double glazed window to the front, radiator, laminate flooring, gas fire, hearth and mantle, double glazed patio doors to the rear, coving.

Kitchen
12'6 x 10' approx (3.81m x 3.05m approx)
Double glazed windows to the side and rear, double glazed door to the side, matching wall and base units with roll top work surfaces over, integrated electric oven, five ring Neff hob with extractor over, integrated fridge freezer, plumbing for a washing machine, integrated dishwasher, part tiled walls.

First Floor Landing
Double glazed window to the front, loft access hatch with pull down ladder and doors to:

Bedroom 1
11' x 11'11 approx (3.35m x 3.63m approx)
Double glazed window to the rear and a radiator.

Bedroom 2
8'10 x 11' approx (2.69m x 3.35m approx)
Double glazed window to the front, laminate flooring and a radiator.

Bedroom 3
6'6 x 8'8 approx (1.98m x 2.64m approx)
Double glazed window to the rear and a radiator.

Shower Room
Two double glazed windows to the side, vanity wash hand basin, low flush w.c., rainwater shower head, tiled floor and walls.

Outside
There is off road parking to the front leading to the garage, side gate to the rear and lawned garden.

To the rear there is a patio area, lawned garden and fencing to the boundaries.

Garage
Single garage with electric up and over door.

Directions
Proceed out of Long Eaton along the main Nottingham Road, turning left into High Road at the traffic lights. Continue a short distance, turning right into Rutland Avenue, and left into Newland Close. Proceed around the right hand bend whereby the property may be found a short distance along on the right hand side.
9238CO

Council Tax
Broxtowe Borough Council Band

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 79mbps 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















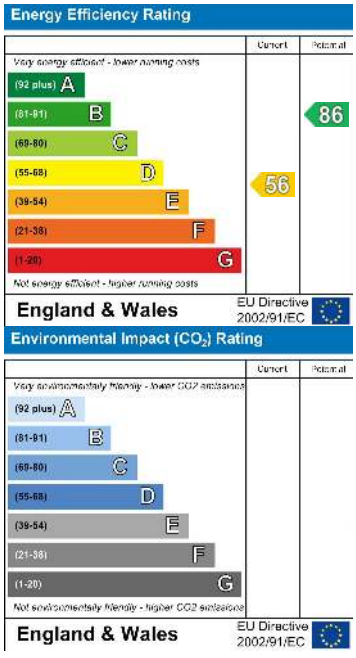

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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