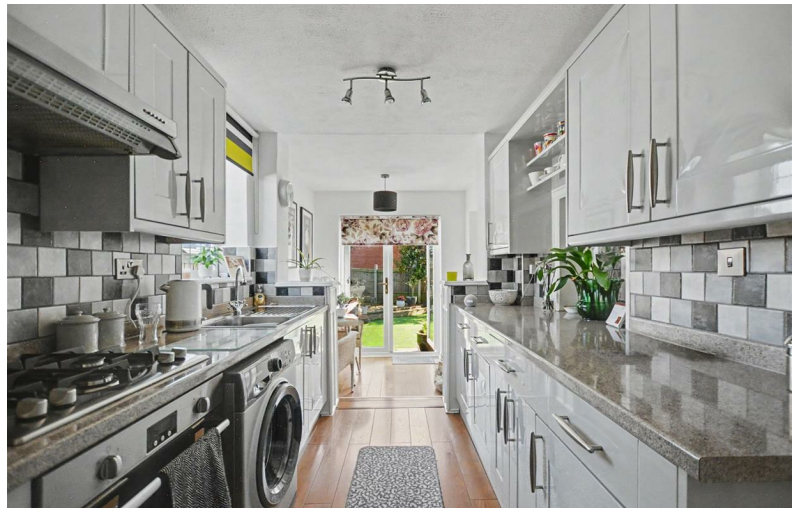




Chetwynd Road,  
Toton, Nottingham  
NG9 6FT

**O/I/R £265,000 Freehold**



#### SUPERB, EXTENDED TWO BEDROOM SEMI-DETACHED HOME WITH GARAGE AND LANDSCAPED GARDEN IN HIGHLY SOUGHT-AFTER TOTON

Robert Ellis are delighted to bring to the market this truly unique and immaculately presented two double bedroom semi-detached property, situated on the ever-popular Chetwynd Road in Toton. This beautifully extended home offers a perfect blend of character, contemporary style and versatile living space, making it ideal for a wide range of buyers. The property boasts an impressive open plan kitchen diner, designed for modern living and entertaining, which flows seamlessly into a stunning conservatory featuring a striking roof lantern, flooding the space with natural light and creating a bright and airy atmosphere throughout. Internally, the home is presented to an exceptional standard, with quirky design features including a stylish metal spiral staircase adding a real sense of individuality. The recently installed shower room is finished to a high specification, complete with elegant gold fixtures and decorative panelling, offering a luxurious feel. To the first floor, there are two well-proportioned double bedrooms, both beautifully presented and providing comfortable accommodation. Externally, the property continues to impress with a landscaped rear garden, thoughtfully designed to create a private and tranquil outdoor space. A garage provides additional storage or parking, further enhancing the practicality of this superb home. Situated in the highly sought-after area of Toton, the property is well placed for a range of local amenities, excellent transport links including the A52 and M1, and is within easy reach of Nottingham and Derby. The property offers lots of scope for extension and could be extended above the garage to create more bedrooms. Also the extension to the rear has footings for a second floor. An internal viewing is highly recommended to fully appreciate the charm, quality and individuality of this outstanding home.

The property is entered via a front entrance door leading into a welcoming hallway, with double doors opening into a spacious dual-aspect lounge diner. This impressive living space features a striking spiral staircase and sliding patio doors providing access into the conservatory. The heart of the home is the open plan and extended kitchen diner, fitted with a range of contemporary units and offering ample space for dining and entertaining, which in turn flows through to the conservatory. This bright and airy space benefits from a roof lantern and electric blinds, creating a versatile year-round living area. To the first floor, there are two well-proportioned double bedrooms, with the master bedroom benefitting from inbuilt wardrobes. The accommodation is complemented by a newly fitted, exquisite shower room, finished with elegant gold fittings and stylish detailing, and must be viewed to be fully appreciated. Externally, the property offers a garage and a landscaped rear garden, designed for low maintenance and enjoyment, featuring an artificial lawn and a decked seating area.

The property is within easy reach of a Tesco superstore on Swiney Way with further shopping facilities being found in the towns of Beeston and Long Eaton as well as at the Chilwell Retail Parks where there is an M&S food store, TK Maxx and several coffee eateries, the excellent local schools are also within easy reach of the property, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and in addition to the Nottingham tram system, the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and Eats Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

3'5 x 13'7 approx (1.04m x 4.14m approx)

UPVC double glazed door to the front, laminate flooring, ceiling light, dado rail, radiator, alarm panel and door to the kitchen and double doors to:

### Lounge/Diner

11'9 x 26'1 approx (3.58m x 7.95m approx)

UPVC double glazed bay window to the front, large sliding doors into conservatory, new carpeted flooring, two ceiling lights, TV and internet points, two radiators, two ceiling roses and coving, spiral metal staircase, attractive marble fireplace and surround with electric fire inset and hatch to the kitchen.

### Extended Kitchen Diner

7' x 19' approx (2.13m x 5.79m approx)

UPVC double glazed French doors to the rear, UPVC double glazed window to the side, laminate flooring, three ceiling lights, two radiators, half panelled walls, light grey wall, drawer and base units with marble effect laminate work surfaces over, tiled splashbacks, four ring gas burner, integral oven and extractor above, under counter fridge, washing machine, inset stainless steel sink and drainer with swan neck mixer tap, step down in the dining area which is open to:

### Conservatory

10'9 x 9'6 approx (3.28m x 2.90m approx)

Brick built conservatory with UPVC double glazed window and French doors to the rear garden, ceiling spotlights, large roof lantern with electric blinds, laminate flooring, radiator.

### First Floor Landing

The spiral staircase leads to the two bedrooms and newly fitted shower room, carpeted flooring, loft access hatch with ladders to the insulated loft and housing the boiler.

### Bedroom 1

12'1 x 10'7 approx (3.68m x 3.23m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, picture rail, panelled wardrobes and vanity unit to one wall, coving.

### Bedroom 2

11'2 x 7'2 approx (3.40m x 2.18m approx)

UPVC double glazed window to the rear, laminate flooring, radiator, ceiling light and half panelled walls.

### Shower Room

7'2 x 8'5 approx (2.18m x 2.57m approx)

Feature window to the side, UPVC double glazed window to the side, Karndean flooring, marble effect tiled walls, recently fitted suite comprising of a low flush w.c., gold towel rail, vanity unit with wash hand basin having a gold mixer tap, extractor fan, large enclosed corner shower unit with magnetic glass doors, gold features having a mains fed gold rainwater shower head and hand held shower.

### Outside

The property is set back from the road with a block paved drive and access to the garage, fencing to the boundaries with a small attractive garden area.

To the rear there is an enclosed garden with fencing to the boundaries, landscaped with a patio area, artificial lawn, decked area to the rear with sleeper beds and outside tap.

### Garage

8'6 x 18'5 approx (2.59m x 5.61m approx)

Metal up and over door to the front, personal door to the rear, light and power, eaves storage, large free standing fridge/freezer and tumble dryer.

### Directions

### 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 7mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

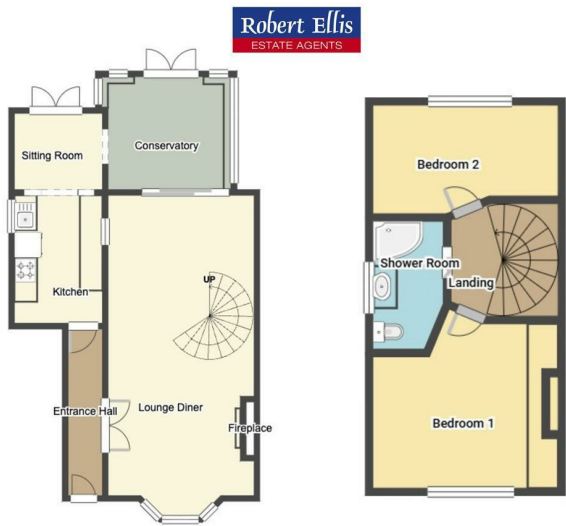
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 78        |
| (55-68) D                                                       | 61      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| England & Wales 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.