Robert Ellis

look no further. . .

Welbeck Gardens,
Toton, Nottingham
NG9 6JD

£449,950 Freehold

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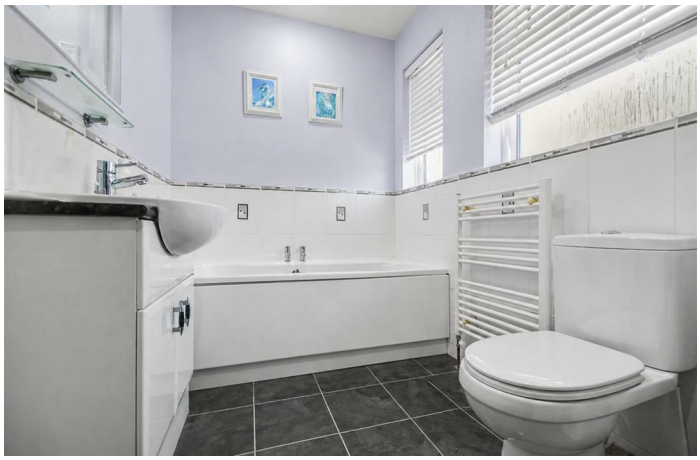
A GREAT OPPORTUNITY TO PURCHASE A DETACHED FAMILY HOME ON A SOUGHT AFTER CUL DE SAC LOCATION IN TOTON.

The entrance hallway has wooden flooring, storage cupboard, stairs to the first floor and doors leading to the lounge and dining kitchen. The lounge is a generous size with window to the front and sliding door to the conservatory. The conservatory overlooks the private rear garden. The dining kitchen is a great feature to this lovely family home, it has been extended and is modern fitted with curved units. The kitchen provides access to the cloakroom and personnel door to the integral single garage.

The first floor landing is spacious and enjoys open views to the front and leads to the four bedrooms and a family bathroom. There is a landscaped low maintenance garden to the front and a driveway providing off road parking for multiple vehicles and access to the single garage. The well established rear garden is split over two levels with a large patio seating area and a raised laid to lawn with mature borders.

Toton is a very popular area to live and there is a Tesco superstore on Swiney Way with many other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is a M&S food store, TK Maxx, Next and several coffee eateries, there are the excellent schools for all ages within walking distance of the property, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, 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.



Porch
Open porch with UPVC door having a half moon obscure double glazed light panel, double glazed obscure light panels to either side opening up into:

Entrance Hall
Wooden flooring, coving, radiator, understairs storage cupboard, stairs to the first floor and doors to:

Living Room
20'5" x 11'7" approx (6.23m x 3.55m approx)
UPVC double glazed window to the front, coving, radiator, UPVC double glazed sliding doors to the conservatory, double doors to the kitchen diner, feature fireplace with electric log effect fire, marble hearth and surround.

Conservatory
10'8" x 15'10" approx (3.26m x 4.85m approx)
Brick course, UPVC double glazed windows, polycarbonate pitched roof, French doors to the rear, radiator, power and tiled floor.

Kitchen
16'6" x 9'7" approx (5.05m x 2.94m approx)
High gloss wall, base and drawer units with wood effect laminate work surface over with tiled splashback, integrated Smeg single electric oven, Bosch stainless steel four ring gas burner over with stainless steel extractor above, composite 1½ bowl sink and drainer, plumbing for a washing machine, space for an American style fridge freezer, half tiled walls, two UVPC double glazed windows to the rear and open to:

Dining Area
8'9" x 8'2" approx (2.68m x 2.51m approx)
UPVC double glazed window to the rear, radiator, continuation of the tiled flooring.

Rear Lobby
5'7" x 3'0" approx (1.71m x 0.92m approx)
UPVC panel and double glazed door with matching light panel to the side, door to:

Cloaks/w.c.
4'6" x 2'8" approx (1.39m x 0.83m approx)
Two piece white suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, radiator, continuation of the tiled floor, personnel door to the garage.

First Floor Landing
UPVC double glazed window to the front, coving, loft hatch and doors to:

Bedroom 1
11'7" x 11'3" approx (3.54m x 3.43m approx)
UPVC double glazed window to the front, radiator.

Bedroom 2
11'6" x 8'8" approx (3.53m x 2.66m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 3
11'0" x 11'3" approx (3.36m x 3.43m approx)
Two UPVC double glazed windows to the front, radiator.

Bedroom 4
8'10" x 7'11" to 9'6" approx (2.71m x 2.42m to 2.92m approx)
UPVC double glazed window to the rear, radiator.

Bathroom
10'4" x 5'8" approx (3.15m x 1.73m approx)
Two obscure UPVC double glazed windows to the rear, ceiling spotlights, extractor fan, four piece white suite comprising of a panelled bath with chrome taps, vanity wash hand basin with chrome mixer tap, low flush w.c., half tiled walls, shower enclosure with aqua board splashbacks and mains fed shower, two heated towel rails, tiled effect laminate flooring.

Garage
8'1" x 15'9" approx (2.47m x 4.81m approx)
Electric roller door, UPVC double glazed obscure window to the side, wall mounted central heating boiler, electric consumer unit, power and light.

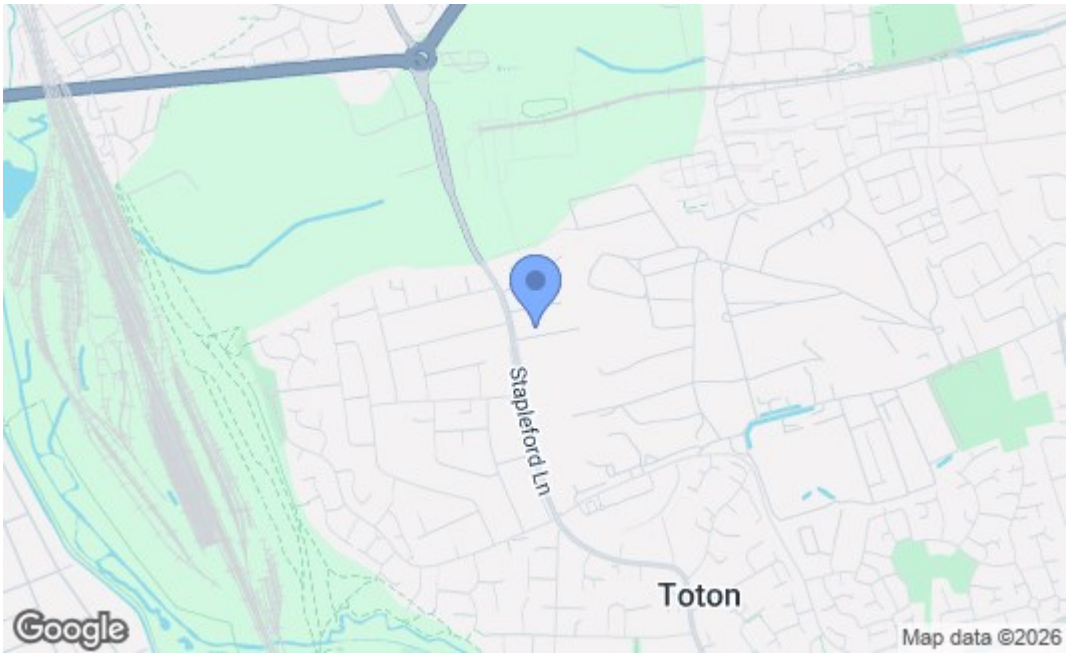
Outside
There is a block paved driveway providing off road parking to the front and access to the garage, low maintenance area with slate chippings, block paved pathway and gated access to the rear.

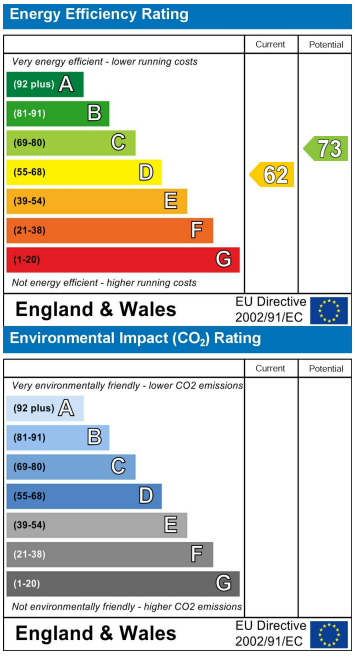
Split level garden to the rear where there is a paved patio area, barked area, steps leading up to a lawned garden with well stocked borders, mature plants, trees and shrubs and wooden fencing to the boundaries. There is an external tap, light and power, metal storage shed.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road which then becomes Stapleford Lane. Proceed through the next set of traffic lights and up the hill taking a turning towards the top on the right into Welbeck Gardens.
9289MH

Council Tax
Broxtowe Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 5mbps 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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