Robert Ellis

look no further...

Gregson Gardens,
Toton, Nottingham
NG9 6LR

Price Guide £545-555,000
Freehold

0115 946 1818

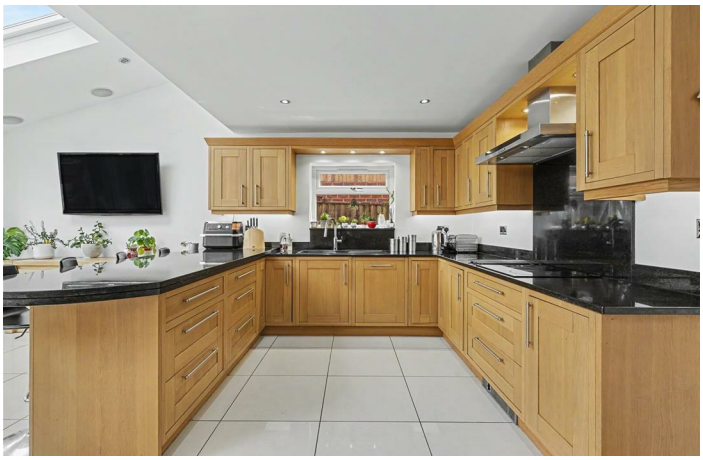
/robertellisestateagent @robertellisea

THIS IS AN EXTENDED FOUR OR FIVE BEDROOM DETACHED FAMILY HOME WHICH IS SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER RESIDENTIAL AREA.

Robert Ellis are pleased to be instructed to market this lovely family home which since being originally constructed has been extended at the front and rear to enlarge the ground floor living accommodation included. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in the property for themselves. The house is well placed for excellent local schools and many other amenities and facilities provided by the immediate and surrounding area, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned and enlarged accommodation derives all the benefits from having gas central heating and double glazing. The house is entered through a stylish composite front door and the reception hall has tiled flooring which extends across the open plan living accommodation, there is a ground floor w.c. off the hall, a large through lounge with a feature fireplace, a second sitting room or fifth bedroom, the open plan living/dining kitchen is L shaped with the kitchen being fitted with wood grain finished units and has granite work surfaces with several integrated appliances and from the living/dining area of this large open plan space there are three pairs of double glazed French doors leading out to the garden and three Velux windows to the sloping ceiling above this part of the room. There is also a separate utility room next to the kitchen and to the first floor the landing leads to the four good size bedrooms, all of which have ranges of wardrobes, the main bedroom has a fully tiled en-suite shower room and there is the family bathroom which includes a mains flow shower over the bath. Outside there is a double detached garage and at a block paved drive and parking area at the front of the property and at the rear the garden has been designed to help keep maintenance to a minimum with an astrotuf lawn having block paved path and seating areas around the lawn and the garden is kept private by having fencing to the boundaries.

The property is within easy reach of the excellent local schools provided by Toton, there is a Tesco superstore on Swiney Way with more shops being found in the nearby towns of Long Eaton and Beeston where there are several supermarkets and other retail outlets, there is an M&S food store, Next, a TK Maxx and several coffee eateries at the Chilwell Retail Parks which are within walking distance of the house, walks in the picturesque Attenborough Nature Reserve and along the banks of the River Trent, healthcare and sports facilities including several local golf courses and the excellent transport links include J25 of the M1, the Nottingham tram system which terminates in Toton, East Midlands Airport which can be reached via the Skylink bus, 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.



Front Door
A stylish composite front door with inset circular leaded glazed panel and having an outside light leading to:

Reception Hall
Tiled flooring which extends into the living/dining kitchen, ground floor w.c. and utility room, stairs with a balustrade and a cupboard under leading to the first floor, radiator and cornice to the wall and ceiling.

Cloaks/w.c.
The ground floor w.c. is half tiled and has a white low flush w.c. and a wall mounted wash hand basin with a mixer tap and a mirror to the wall above, tiled flooring, an extractor fan, radiator and opaque double glazed window.

Lounge
24'5 into bay x 11'3 approx (7.44m into bay x 3.43m approx)
Double glazed box bay window to the front, coal effect gas fire and marble Minton style surround with a hearth, two wall lights, two radiators, cornice to the wall and ceiling and a three panel internal bi-fold door system leading through to the living/dining kitchen.

Sitting Room/Bedroom
14'5 x 8'5 approx (4.39m x 2.57m approx)
This additional ground floor room has the option to be used as a reception room or bedroom and has a double glazed window with a fitted blind to the front, radiator and vinyl flooring.

Living/Dining Kitchen
28'4 to 14'4 x 19'3 to 9'5 approx (8.64m to 4.37m x 5.87m to 2.87m approx)
The kitchen area in this large open plan living space is fitted with wood grain finished units having brushed stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with a mixer tap and four ring Neff induction hob set in a work surface which extends to three sides and has an eating area along one side and there are drawers, cupboards and an integrated dishwasher below, matching eye level wall cupboards with a pelmet having recessed lighting over the sink, hood and back plate to the cooking area, two Neff ovens with cupboards above and below, an integrated fridge/freezer, pull out full height racked storage system and a full height shelved pantry style cupboard with a cupboard over, recessed lighting to the ceiling in the kitchen area, tiled flooring which extends across the whole of this living area and a double glazed window to the side.

From the living/dining area there are three double glazed, double opening French doors with windows to either side leading out to the rear garden, three Velux windows, recessed lighting and speakers to the sloping ceiling, two feature radiators in the living/dining area, power point and aerial point for a wall mounted TV and there is a double glazed eye level window to the side wall.

Utility Room
8'5 x 5'3 approx (2.57m x 1.60m approx)
The utility room has a stainless steel sink with a mixer tap set in a work surface with cupboards including a housing for an automatic washing machine and an integrated freezer below, double upright shelved storage cupboard with cupboards over, matching eye level wall cupboards, chrome ladder towel radiator, tiled flooring, cornice to the wall and ceiling and a half opaque double glazed door leading out to the side of the property.

First Floor Landing
Hatch to the loft, built-in airing/storage cupboard housing the Worcester Bosch boiler, radiator and panelled doors to the bedrooms and bathroom.

Bedroom 1
11'6 x 10'8 approx (3.51m x 3.25m approx)
Double glazed window with fitted blind to the front, two ranges of wardrobes providing hanging space and shelving, radiator, cornice to the wall and ceiling and anaerial point and power point for a wall mounted TV.

En-Suite
The en-suite to the main bedroom is fully tiled and has a walk-in shower with a mains flow shower system, aqua boarding to three walls and a glazed pivot door, hand basin with a mixer tap sat on a surface with double cupboard under and a mirror fronted cabinet to the wall above, low flush w.c., chrome ladder towel radiator, double glazed window, tiled flooring, recessed lighting to the ceiling and an extractor fan.

Bedroom 2
11'10 x 11'4 approx (3.61m x 3.45m approx)
Double glazed window with a blind to the front, range of wardrobes providing hanging space and shelving, radiator and cornice to the wall and ceiling.

Bedroom 3
9'4 x 8'4 approx (2.84m x 2.54m approx)
Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Bedroom 4
8'2 x 8'2 approx (2.49m x 2.49m approx)
Double glazed window with blind to the rear, cornice to the wall and ceiling, laminate flooring and a double wardrobe with sliding doors providing shelving, hanging space and drawers.

Bathroom
The main bathroom is fully tiled and has a white suite with a P shaped bath having wall mounted mixer taps and a mains flow shower over with a protective curved glazed screen, pedestal wash hand basin with a mixer tap and low flush w.c., chrome ladder towel radiator, tiled flooring, recessed lighting to the ceiling, extractor fan, an opaque double glazed window and an upright mirror fronted shelved vanity cupboard.

Outside
At the front of the property there is a block paved parking area and a fence to the right hand boundary and a wall and fence to the left hand side and there are gates either side of the house providing access to the rear garden, with the main path being to the right of the property.

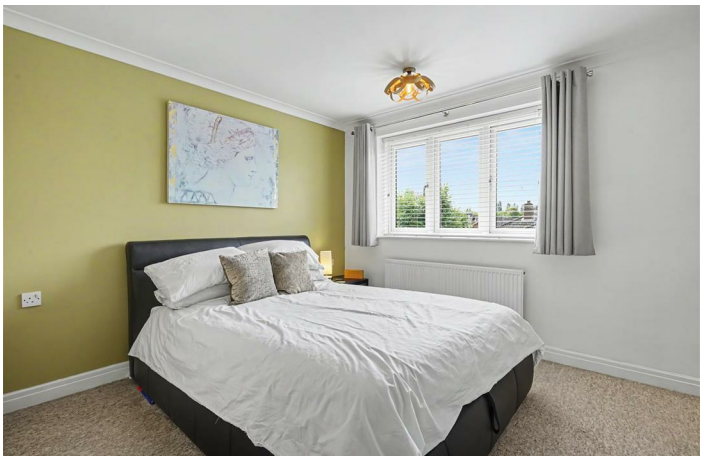
At the rear of the property there are block paved paths extending around the astroturf lawn with various seating areas and the garden is kept private by having fencing to the boundaries with there being an outside tap and an external lighting provided at the side and rear of the property.

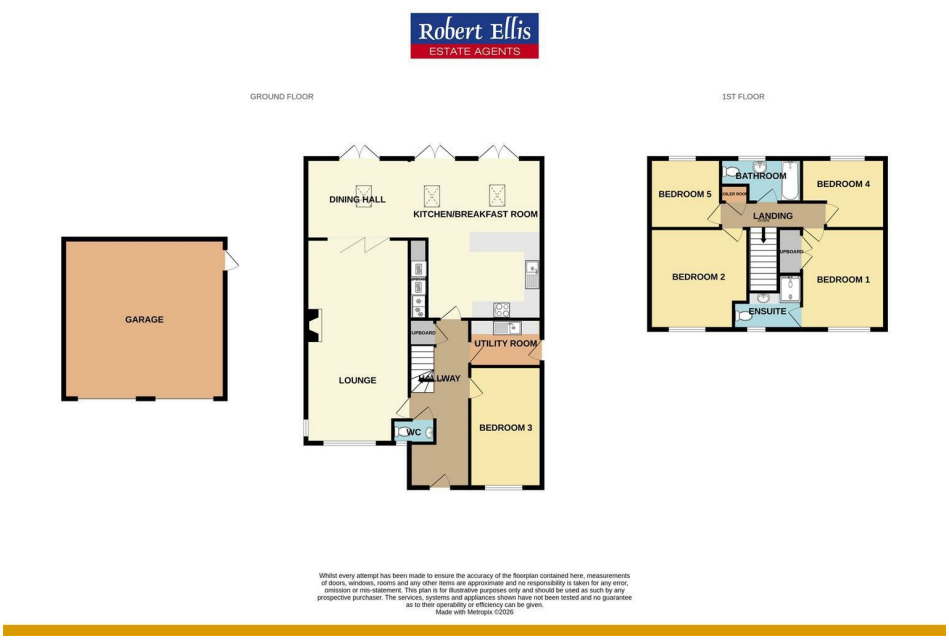
Garage
18' x 16'6 approx (5.49m x 5.03m approx)
The double garage is positioned in front of the house and is constructed of brick under a pitched tiled roof and has two up and over doors to the front, a personnel door to the side, power and lighting is provided and there is storage provided in the roof space.

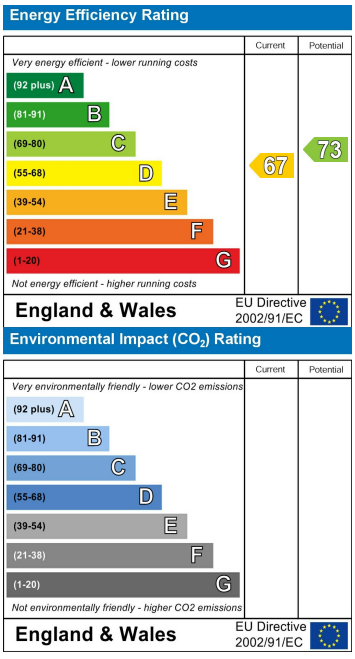
Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left onto High Road which then becomes Stapleford Lane. At the next main set of lights turn right onto Swiney Way and Gregson Gardens can be found some way round on the right hand side.
9304MP

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 7mbps Superfast 47mbps 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







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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818