



Aston Green,
Toton, Nottingham
NG9 6LG

£425,000 Freehold

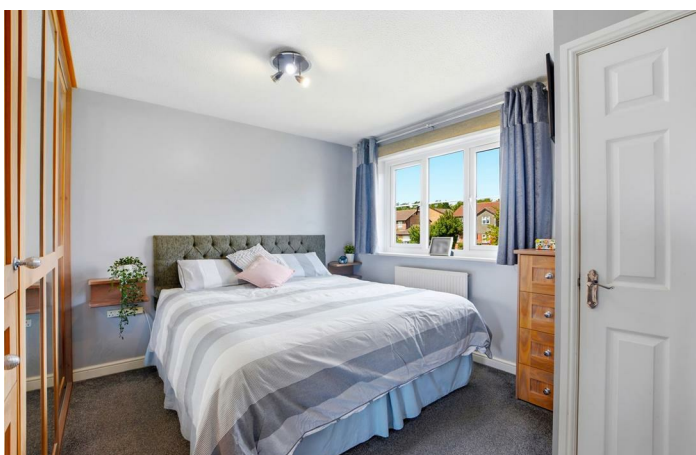


This delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-designed layout includes a generous lounge, providing an inviting space for relaxation and entertaining guests.

The house boasts two bathrooms, ensuring convenience for all residents and visitors alike. The thoughtful design and ample space make it easy to accommodate both daily routines and special occasions.

Outside, the property features parking and a garage, a valuable asset in today's busy world. The surrounding area of Aston Green is known for its community spirit and accessibility to local amenities, making it a desirable location for those looking to settle down.

This home presents an excellent opportunity for anyone seeking a comfortable and spacious living environment in a friendly neighbourhood situated in the catchment area for George Spencer. With its appealing features and prime location, this detached house is sure to attract interest from prospective buyers. Don't miss the chance to make this lovely property your own.



Entrance Hall

Entrance door with flanking windows, stairs to the first floor, radiator and doors to the kitchen diner, lounge and WC.

Downstairs WC

Fitted with a low level WC, wash-hand basin inset to vanity unit, laminate flooring, radiator, UPVC double glazed window to the front.

Lounge

14'10" x 14'10" (4.54m x 4.54m)

A carpeted reception room with gas-fire with Adam-style mantle, two radiators, UPVC double glazed window to the rear and UPVC double glazed French door to the rear, and French doors to the kitchen diner.

Kitchen Diner

21'5" x 9'10" (6.55m x 3m)

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and extractor fan over, tiled splashbacks, space for an American style fridge freezer, plumbing for a washing machine, integrated dishwasher, two radiators, UPVC double glazed window to the front and UPVC double glazed French doors to the rear.

First Floor Landing

With loft hatch and doors to the bathroom and four bedrooms.

Bedroom One

12'9" x 11'3" (3.91m x 3.45m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front, radiator and door to the en-suite.

En-Suite

Comprising shower with mains control shower over, wash-hand basin inset into vanity unit, fully tiled walls and flooring, spotlights to ceiling and UPVC double glazed window to the front.

Bedroom Two

12'6" x 10'0" (3.83m x 3.07m)

A carpeted double bedroom with UPVC double glazed window to the front, airing cupboard housing the hot water cylinder, fitted wardrobe and radiator.

Bedroom Three

8'10" x 7'6" (2.7m x 2.31m)

A carpeted bedroom with fitted wardrobe, UPVC double glazed window to the rear and radiator.

Bedroom Four

9'10" x 7'0" (3m x 2.15m)

A carpeted bedroom with UPVC double glazed window to the rear, fitted wardrobe and radiator.

Shower Room

Incorporating a three-piece suite comprising large shower with mains control shower over and further shower handset, wash-hand basin inset into vanity unit, WC, part tiled walls, UPVC double glazed window to the rear, wall-mounted heated rail and spotlights to ceiling.

Garage

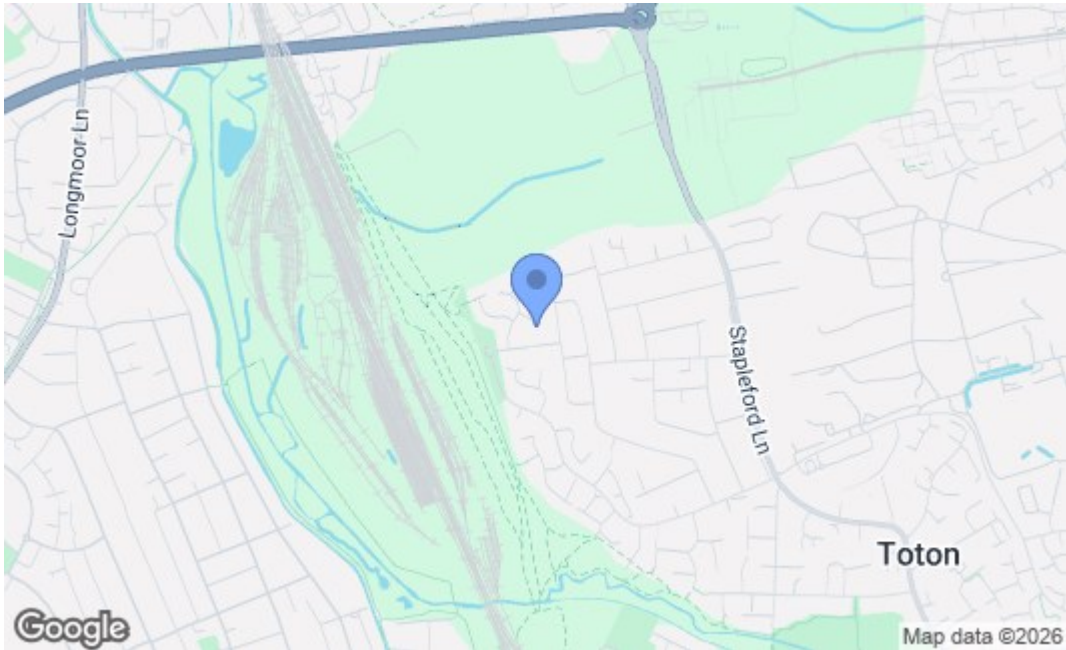
A single garage with up and over door to the front, light and power.

Outside

To the front of the property you will find a lawned garden with mature shrubs, a driveway and gated side access leading to the private and enclosed south-facing rear garden which includes decking overlooking the lawn beyond, a range of mature tree and shrubs and fence boundaries.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.