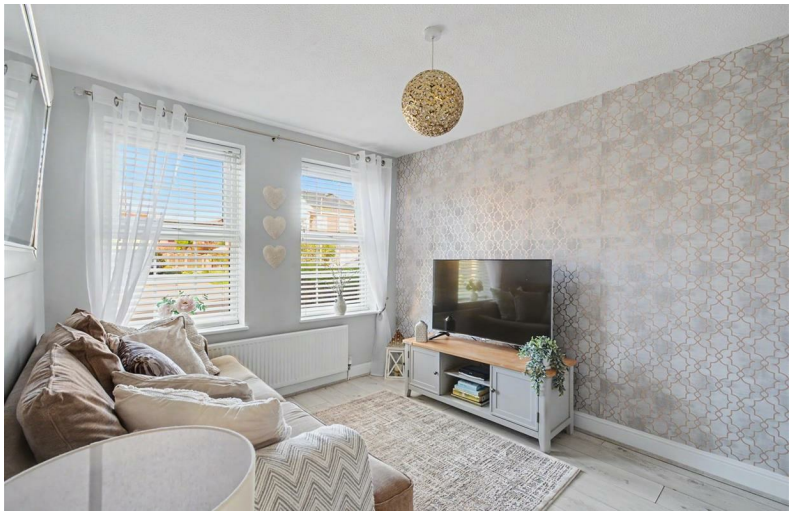
Robert Ellis

look no further...







Wynwood Close,
Toton, Nottingham
NG9 6NA

£475,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



AN IMMACULATE FOUR BEDROOM DETACHED HOME IN A SOUGHT-AFTER CUL-DE-SAC IN TOTON – READY TO MOVE STRAIGHT INTO!

Robert Ellis are delighted to bring to the market this beautifully presented four-bedroom detached family home, situated in the popular residential location of Wynwood Close in Toton. Occupying a peaceful cul-de-sac position, this immaculate property is ready to move straight into and offers spacious, versatile accommodation throughout. With its attractive presentation, excellent location and established outdoor space, this is a wonderful home that is sure to appeal to a wide range of buyers.

The accommodation comprises a welcoming and spacious entrance hall with useful cloaks cupboards, downstairs WC, integral garage incorporating a utility area and two separate reception rooms. To the rear, a superb open-plan kitchen diner flows through to a conservatory, creating a fantastic space for everyday family living and entertaining. To the first floor, a large picture landing leads to four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite featuring a jet bath and separate shower.

Externally, the property enjoys a driveway providing off-road parking and a lovely enclosed, established rear garden, offering a good degree of privacy and featuring attractive patio areas, perfect for relaxing and entertaining or enjoying al fresco dining during the warmer months. Ideally positioned within a quiet cul-de-sac in Wynwood, close to Toton and its range of local amenities, transport links and everyday conveniences, this is a fantastic opportunity to acquire a home in a great location. IN OUR OPINION, AN ABSOLUTELY LOVELY HOME BOTH INSIDE AND OUT – AN EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT IS ON OFFER.





Entrance Hall
15'8 x 9'4 approx (4.78m x 2.84m approx)
UPVC double glazed door to the front with inset glazed panel and obscure windows either side, wood laminate flooring, two ceiling lights, radiator, three built-in storage cupboards with his and her cloaks cupboards and a vanity station, doors to the lounge, sitting room, cloaks/w.c., open plan kitchen diner and integral garage.

Lounge
13'5 x 16' approx (4.09m x 4.88m approx)
UPVC double glazed box bay window to the rear, carpeted flooring, two radiators, ceiling light, coving, TV and telephone points and attractive feature fireplace with gas fire.

Sitting/Dining Room
8'7 x 11'2 approx (2.62m x 3.40m approx)
Two UPVC double glazed windows to the front, wood laminate flooring, radiator, ceiling light and TV and telephone points.

Cloaks/w.c.
2'8 x 5'2 approx (0.81m x 1.57m approx)
Obscure UPVC double glazed window to the side, tiled floor, ceiling light, low flush w.c., chrome towel radiator and sink with mixer tap and vanity cupboard under.

Open Plan Kitchen/Conservatory
9'8 x 25'5 approx (2.95m x 7.75m approx)
UPVC double glazed conservatory to the rear garden, tiled flooring, two ceiling lights and a radiator. The kitchen consists of wall, drawer and base units to two walls with laminate work surfaces over and splashbacks, integral wine rack, four ring gas hob with extractor above, AEG double oven and grill, integral fridge freezer, large panelled island with inset black composite sink and drainer with a swan neck mixer tap and spaces for a dishwasher and washing machine.

First Floor Landing
18'2 x 4'7 approx (5.54m x 1.40m approx)
UPVC double glazed feature window to the side, carpeted flooring, radiator, ceiling light, loft access hatch, airing cupboard and doors to:

Bedroom 1
10'5 x 16'2 approx (3.18m x 4.93m approx)
Two UPVC double glazed windows to the front with shutters, carpeted flooring, radiator, ceiling light, two fitted wardrobes and a door to:

En-Suite Bathroom
Obscure UPVC double glazed window to the front, tiled flooring, ceiling light, chrome towel radiator, low flush w.c., large wash basin with storage below, panelled bath with jets and electric shower above having a rainwater shower head and hand held shower.

Bedroom 2
10'1 x 8'2 approx (3.07m x 2.49m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, built-in fitted wardrobes.

Bedroom 3
10'2 x 7'8 approx (3.10m x 2.34m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, fitted wardrobes.

Bedroom 4
6'7 x 10'2 approx (2.01m x 3.10m approx)
UPVC double glazed window to the rear, laminate flooring, radiator, ceiling light.

Bathroom
6'2 x 7'4 approx (1.88m x 2.24m approx)
Obscure UPVC double glazed window, three piece suite comprising panelled P shaped bath with shower over and curved glazed screen, vanity wash hand basin with concealed w.c., tiled walls, chrome heated towel rail.

Outside
To the front of the property there is a tarmacadam driveway and a further block paved drive providing access to the rear of the property via a path to the right, hedged border and palm tree.

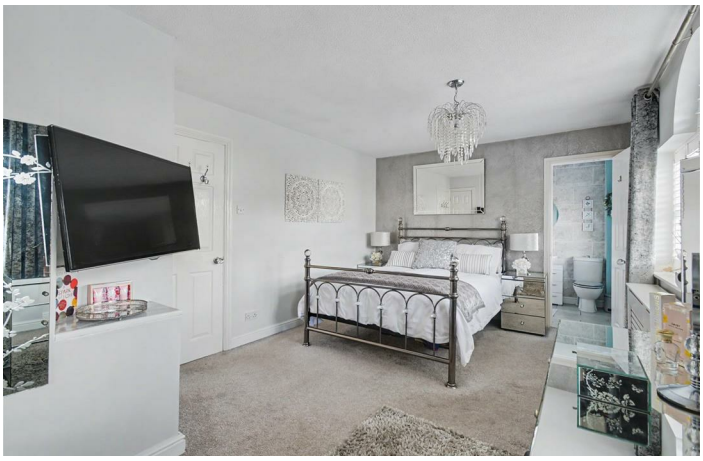
To the rear there is an enclosed garden with fencing to the boundaries, patio area, lawned garden, established shrub and planted borders, further patio to the bottom of the garden which is ideal for al-fresco living.

Integral Garage and Utility
8' x 18' approx (2.44m x 5.49m approx)
With a metal up and over door, light and power, combination central heating boiler, work surface with space and plumbing for a washing machine, tumble dryer and fridge freezer.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with the retail park on the right, turn left at the traffic lights onto Swiney Way, left at the mini island and Wynwood Close can be found as the third turning on the left hand side.
9623JG

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 52mbps 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





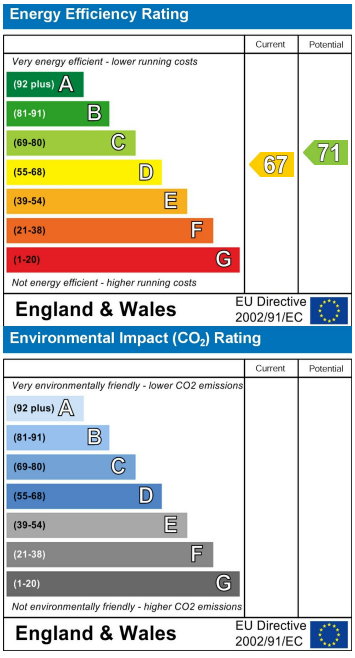












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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