

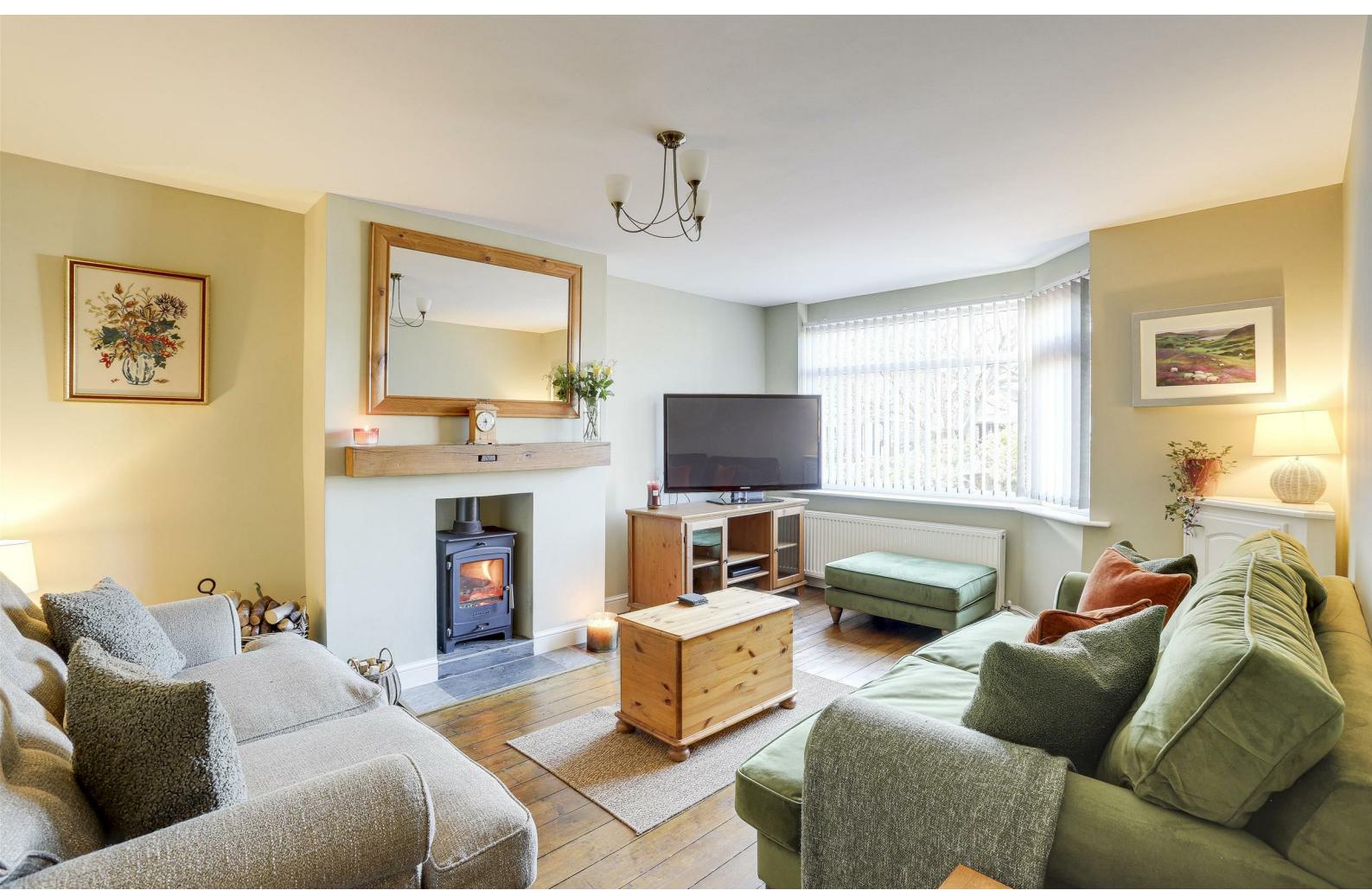
HoldenCopley

PREPARE TO BE MOVED

Fylde Close, Toton, Nottinghamshire NG9 6HH

£375,000

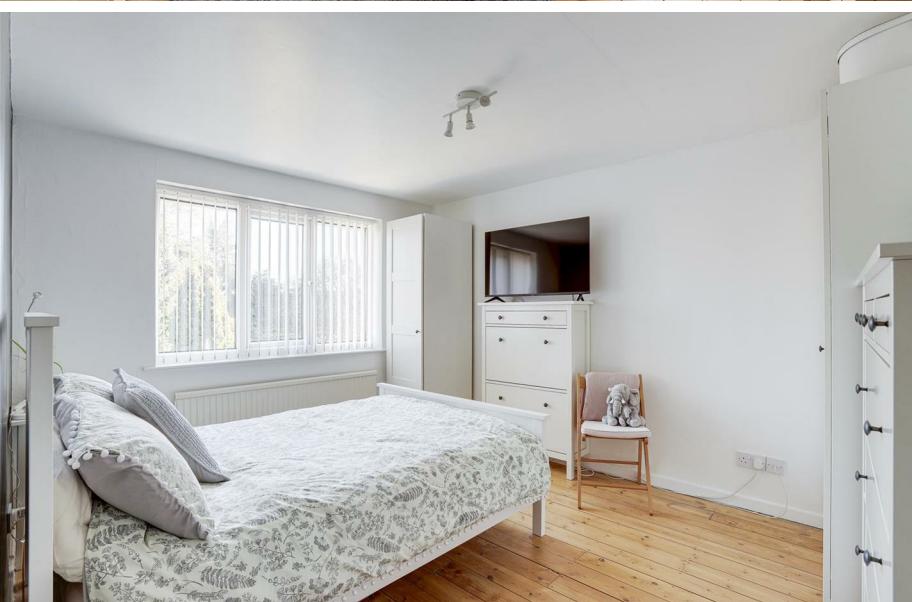
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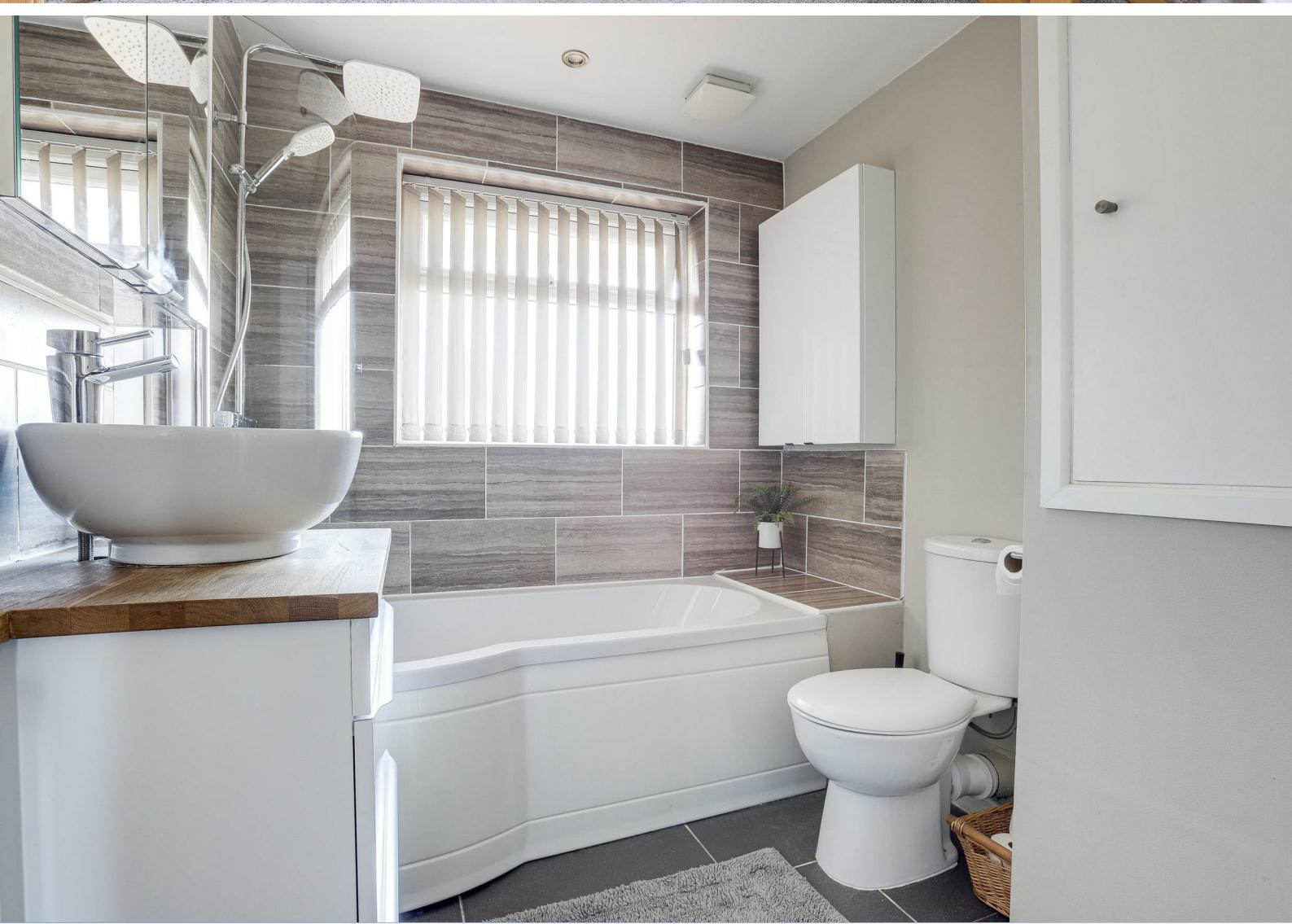
A modern and well-presented four-bedroom semi-detached home, extended to create a spacious and versatile family property. Situated in a quiet yet popular location, the home is conveniently placed within easy reach of local shops, highly regarded schools and a range of transport links. To the ground floor, an entrance hall provides access to a spacious living room, featuring a log burner that creates a warm and inviting focal point. The modern kitchen is well equipped with a breakfast bar, ample worktop space and generous storage, making it ideal for everyday family life. Further benefits include a useful utility room, a ground floor WC, a separate dining room and a conservatory, offering flexible living and entertaining spaces. The first floor comprises three well-proportioned double bedrooms and a good-sized single bedroom. The main bedroom offers potential to create an en-suite, while completing the internal layout is a stylish family bathroom. Externally, the front of the property features a driveway providing ample off-road parking and access to the garage. To the rear is a generously sized garden, including a patio seating area, a lawn and a variety of plants, shrubs and mature trees, creating an attractive outdoor space for families and entertaining.

MUST BE VIEWED!





- Extended Semi-Detached House
- Four Bedrooms
- Two Spacious Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Conservatory
- Stylish Family Bathroom & Potential For En-Suite
- Driveway & Garage
- Popular Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

14'5" x 6'4" (4.39m x 1.93m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built cupboard, two UPVC double-glazed obscure windows and a single composite door providing access into the accommodation.

Living Room

16'0" x 11'5" (4.88m x 3.48m)

The living room has exposed wooden flooring, a radiator, a recessed chimney breast alcove with a log burner and wooden mantel and a UPVC double-glazed window to the front elevation.

Kitchen

18'1" x 10'9" (5.51m x 3.28m)

The kitchen has a range of fitted base and wall units with wooden worktops and a breakfast bar, a Belfast style sink with a swan neck mixer tap, space for a cooker and a dishwasher, partially tiled walls, recessed spotlights, a radiator, tiled flooring, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

Dining Room

9'11" x 9'10" (3.02m x 3.00m)

The dining room has tiled flooring, a radiator, recessed spotlights and sliding patio doors providing access to the conservatory.

Conservatory

8'11" x 8'7" (2.72m x 2.62m)

The conservatory has tiled flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows surround and a single UPVC door providing access to the rear garden.

Utility Room

6'6" x 5'6" (1.98m x 1.68m)

The utility room has fitted units with a worktop, space and plumbing for a washing machine and tumble dryer, a tiled splashback, recessed spotlights, tiled flooring and internal access to the garage.

W/C

6'3" x 3'1" (1.91m x 0.94m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a radiator, an extractor fan and tiled flooring.

FIRST FLOOR

Landing

10'0" x 8'4" (3.05m x 2.54m)

The landing has carpeted flooring, a single spotlight, an in-built cupboard, access to the loft and access to the first floor accommodation.

Master Bedroom

17'9" x 9'4" (5.41m x 2.84m)

The main bedroom has exposed wooden flooring, a radiator, a single spotlight, access to the potential en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

6'7" x 5'11" (2.01m x 1.80m)

This space has exposed wooden flooring, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

13'1" x 11'5" (3.99m x 3.48m)

The second bedroom has exposed wooden flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Three

12'4" x 11'5" (3.76m x 3.48m)

The third bedroom has exposed wooden flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Four

11'1" x 7'10" (3.38m x 2.39m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

7'3" x 6'6" (2.21m x 1.98m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a countertop wash basin, a panelled bath with an overhead rainfall shower and a handheld shower

head, a heated towel rail, partially tiled walls, an in-built cupboard, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking, access to the garage, courtesy lighting, fence panelling and railing boundaries.

Garage

12'9" x 9'7" (3.89m x 2.92m)

The garage has courtesy lighting, power supply and an up-and-over door.

Rear

To the rear of the property is a patio seating area, a lawn, a range of plants, shrubs and trees, a greenhouse, two wooden sheds and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Yes

Other Material Issues – No

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	



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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