

HoldenCopley

PREPARE TO BE MOVED

Portland Road, Toton, Nottinghamshire NG9 6EX

Guide Price £300,000

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GUIDE PRICE £300,000 - £325,000

NO UPWARD CHAIN...

This detached house is ideal for a wide range of buyers — from families to anyone seeking a property they can personalise and make their own. Situated in a popular location, the home is within easy reach of local shops, great schools, convenient transport links, and Attenborough Nature Reserve. To the ground floor, the property offers an inviting entrance hall, a handy W/C, a living room featuring a gas fireplace, and open access into the dining room. A conservatory with double French doors leads out to the rear garden, while the fitted kitchen benefits from an adjoining utility room and internal access to the integral garage featuring an electric garage door. The first floor hosts three well-proportioned bedrooms, all complete with fitted wardrobes. The master bedroom further benefits from its own en-suite, while a three-piece bathroom serves the additional bedrooms. There is also access to a boarded loft, offering useful additional storage space. To the front of the property, a driveway provides off-street parking for two vehicles. The private rear garden features a paved patio seating area, decorative stones, mature planting, and a summer house.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms & Conservatory
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Integral Garage
- Private Enclosed Rear Garden
- Popular Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

8’5" x 6’1" (2.58m x 1.87m)
The entrance hall has a UPVC double-glazed window to the side elevation, tiled flooring, carpeted stairs with a stair-lift, a radiator, coving and a single UPVC door providing access into the accommodation.

W/C

5’8" x 2’8" (1.75m x 0.83m)
This space has a low level concealed flush W/C, a vanity style wash basin, tiled flooring, partially tiled walls, a radiator and a UPVC double-glazed window to the front elevation.

Living Room

14’4" x 14’2" (4.39m x 4.34m)
The living room has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, an electric fireplace with a decorative surround, coving and open access into the dining room.

Dining Room

9’4" x 8’9" (2.85m x 2.67m)
The dining room has carpeted flooring, a radiator, coving and UPVC sliding patio doors into the conservatory.

Conservatory

14’8" x 8’0" (4.49m x 2.45m)
The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

Kitchen

9’4" x 8’9" (2.85m x 2.67m)
The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated double oven, a gas hob with an extractor hood, a sink and a half with a drainer, space for an under the counter fridge and freezer, tiled flooring, a built-in cupboard, a serving hatch into the dining room, coving, open access into the utility room and a UPVC double-glazed window to the rear elevation.

Utility Room

8’5" x 7’6" (2.59m x 2.31m)
The utility room has fitted base units with a worktop and tiled splashback, space and plumbing for a washing machine and tumble dryer, a sink and a half with a drainer, tiled flooring, a radiator, a dado rail, access into the garage, coving, a UPVC double-glazed obscure window to the rear elevation and a single UPVC door providing access out to the garden.

Garage

18’6" x 8’3" (5.64m x 2.52m)
The garage has lighting, power points and an electric garage door.

FIRST FLOOR

Landing

10’0" x 6’2" (3.05m x 1.88m)
The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, a radiator, a built-in cupboard, access into the boarded loft via a drop down ladder and provides access to the first floor accommodation.

Master Bedroom

11’3" x 10’5" (3.45m x 3.20m)
The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, fitted floor to ceiling cupboards, with over the head cupboards and bedside tables, a fitted floor to ceiling wardrobe and access into the en-suite.

En-Suite

8’6" x 4’10" (2.60m x 1.49m)
The en-suite has a low level concealed flush W/C, a vanity style wash basin, a fitted shower enclosure with an electric shower, Karndean flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

10’2" x 9’1" (3.11m x 2.78m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted over the head cupboards with bedside tables and a dressing table with drawers and a fitted floor to ceiling wardrobe with over the head cupboards.

Bedroom Three

7’8" x 7’4" (2.36m x 2.24m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling wardrobe with a dressing table.

Bathroom

7’3" x 6’0" (2.21m x 1.85m)
The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted panelled bath with a shower and a glass shower screen, vinyl flooring, tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway with space for two vehicles and a single wooden gate providing rear access.

Rear

To the rear is a paved patio seating area, decorative stones, mature shrubs and trees, a summer house and fence-panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800 Mbps & Highest upload speed at 220 Mbps
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – windows in conservatory will need replacing

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band D
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

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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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<div><div></div><div>Very energy efficient - lower running costs</div></div>			<div><div></div><div>Very environmentally friendly - lower CO₂ emissions</div></div>		
<div><div></div><div>(92 plus) A</div></div>			<div><div></div><div>(92 plus) A</div></div>		
<div><div></div><div>(81-91) B</div></div>			<div><div></div><div>(81-91) B</div></div>		
<div><div></div><div>(69-80) C</div></div>			<div><div></div><div>(69-80) C</div></div>		
<div><div></div><div>(55-68) D</div></div>			<div><div></div><div>(55-68) D</div></div>		
<div><div></div><div>(39-54) E</div></div>			<div><div></div><div>(39-54) E</div></div>		
<div><div></div><div>(21-38) F</div></div>			<div><div></div><div>(21-38) F</div></div>		
<div><div></div><div>(1-20) G</div></div>			<div><div></div><div>(1-20) G</div></div>		
<div><div></div><div>Not energy efficient - higher running costs</div></div>			<div><div></div><div>Not environmentally friendly - higher CO₂ emissions</div></div>		
<div><div></div><div>63</div></div>			<div><div></div><div>77</div></div>		
<div><div></div><div>England & Wales</div></div>			<div><div></div><div>England & Wales</div></div>		
<div><div></div><div>EU Directive 2002/91/EC</div></div>			<div><div></div><div>EU Directive 2002/91/EC</div></div>		

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This floorplan is for illustrative purposes only.

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