Robert Ellis

look no further...







Rose Cottage, 314 Nottingham Road,
Toton, Nottingham
NG9 6EF

£575,000 Freehold



AN EXTENDED AND WELL PRESENTED THREE/FOUR BEDROOM DETACHED COTTAGE WITH DRIVEWAY, DOUBLE GARAGING AND PRIVATE GARDENS TO ALL SIDES.

Gas centrally heated and double glazed accommodation, ideally located for ease of access to Beeston and Long Eaton centres as well main road networks of the A52 (Nottingham and Derby dual carriageway), M1 and Nottingham and Derby centres.

In brief the internal accommodation comprises entrance vestibule leading to an inner hallway with stairs rising to the first floor, a ground floor bedroom with built-in bedroom furniture, shower room/w.c., through reception room/study, inner passageway to morning reception room, dining area, lounge and kitchen. Rising to the first floor there are two further bedrooms, en-suite shower room to the master bedroom and family bathroom.

Outside there is a tarmacadam driveway leading to a double garage, well stocked and screened gardens and to the rear a paved courtyard with summerhouse, wood store and garden shed, side vegetable gardens and lawn.

Occupying a corner position within this sought after residential location and being convenient for local shops, schools, parks and excellent transport links, this fantastic property with ready to move into accommodation simply must be viewed to be truly appreciated.





Entrance Vestibule
With wood grain effect UPVC double leaded light front entrance door and twin windows to the side leading to:

Inner Hallway
With radiator, beamed ceiling, stairs rising to the first floor and understairs cupboard.

Bedroom
12'8" x 12'7" approx (3.866 x 3.855m approx)
With twin UPVC double glazed windows to the front, built-in bedroom furniture and dressing table unit, wardrobe, central heating radiator and beamed ceiling.

Ground Floor Shower Room/w.c.
Comprising corner shower cubicle with 'Mira' shower, vanity wash hand basin and low flush w.c, heated towel rail, beamed ceiling and wall mounted mirror.

Reception Room/Study
21'5" x 12'5" approx (6.533m x 3.809m approx)
Central wood burning stove with chimney, triple UPVC double glazed windows to the front and double glazed window to the rear, twin central heating radiators, beamed ceiling and built-in book case and shelving, two wall light points.

Inner Passageway
With exposed feature brick wall, tiled floor, triple central heating radiators and UPVC double glazed French windows and doors overlooking the slabbed rear garden and patio leading through to:

Morning Reception Room
13'0" x 12'3" approx (3.972m x 3.746m approx)
With central heating radiator, UPVC double glazed windows overlooking the rear courtyard and garden.

Dining Area
Off the inner hall, with twin aspect UPVC double glazed windows to the front and rear, central heating radiator and access to:

Lounge
16'0" x 12'11" approx (4.888m x 3.943m approx)
With attractive vaulted and exposed timber ceiling, wood flooring, exposed brick walls, UPVC double glazed windows to the side and front, dimmer switch light control and central heating radiator.

Kitchen
20'4" x 12'5" approx (6.221m x 3.793m approx)
An impressive open plan kitchen with a range of wood wall and base cupboards, contrasting work surfacing and 'AGA' built-in Range, 'Silestone' work surfacing and inset 1½ bowl porcelain sink (Belfast) with mixer tap and water filter, vaulted ceiling with exposed beams, tiled walls and splashback, microwave housing and glass display cupboards, double glazed window to the rear courtyard and rear garden and double glazed French doors leading to outside.

First Floor Landing
Window to the front and doors to:

Bedroom 1
26'9" x 12'2" approx (8.162m x 3.723m approx)
An instantly impressive master bedroom with fitted 'Hammonds' bedroom furniture having hanging rail, storage space and wood flooring, window seat with double glazed window overlooking the rear and window to the front, central heating radiator and doorway to:

En-Suite Shower Room
With double size corner shower cubicle, pedestal wash hand basin, low flush w.c. and heated towel rail, obscure glazed window to the rear and heated towel rail.

Inner Lobby
With UPVC window to the front.

Bedroom 2
12'7" x 9'10" approx (3.84m x 3.00m approx)
With laminate flooring, central heating radiator, double glazed window to the front and built-in wardrobes.

Bathroom
Free standing roll top bath with hand held shower attachment, pedestal wash hand basin, low flush w.c. and double glazed window tot he rear, pressed steel radiator and hand rail, ceramic tiled floor.

Outside
Fronting Nottingham Road with vehicular access off Connery Mews, red tarmacadam hard standing with electric security gates leading to a double garage. Well stocked and screened lawned gardens to the front with neatly cut flower and shrub borders, retaining brick wall and pedestrian access off Nottingham Road via a timber gate to the front, further enclosed timber gate leads to the rear paved courtyard with neatly cut flower and shrub borders having well screened trees, outside pergola, summerhouse and further access to paved seating area, wood store and garden shed with side vegetable gardens and lawn.

Garage
17'0" x 18'4" overall approx (5.188m x 5.607m overall approx)
With twin individual doors, side courtesy door, light, power and eaves storage.

Directions
Proceeding out of Beeston on Queens Road becoming Queens Road East, Byepass Road, Chilwell and Nottingham Road, Attenborough, proceeding past The Village hotel where Connery Mews can be located on the right with the property being on the corner with Nottingham Road and Connery Mews shortly before the Toton traffic lights clearly identified by our 'for sale' board.





GROUND FLOOR

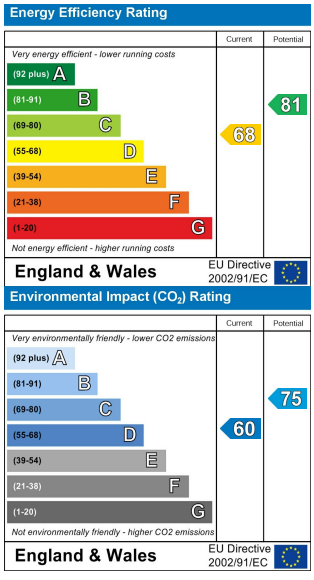


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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