Robert Ellis

look no further...







Selby Close,
Toton, Nottingham
NG9 6HS

Price Guide £485-495,000

Freehold

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THIS IS AN INDIVIDUAL THREE DOUBLE BEDROOM DETACHED BUNGALOW WHICH HAS HAD THE ATTIC CONVERTED INTO LOFT ROOMS WHICH IS SITUATED IN A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER LOCATION TO THE WEST OF NOTTINGHAM.

Being located on this quiet cul-de-sac on a double plot on the edge of Toton, this individual, spacious detached property provides a lovely home which has flexible bedroom and living accommodation, with the option to have three double bedrooms on the ground floor or use one of these rooms as an additional reception room. The attic has been converted which has created a large loft room that is currently used as a bedroom and living area, a landing and further storage room where the gas boiler is housed. For the size and layout of the accommodation and privacy of the rear garden, which has a garden room to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for quick access to the excellent local schools found in Toton and to transport links which include the latest extension to the Nottingham tram system which terminates in Toton, all of which have helped to make this a very popular and convenient location to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the spacious accommodation derives all the benefits from having gas central hating and double glazing. Being entered through the open porch and stylish composite front door, the accommodation includes a reception hall, from which stairs take you to the loft rooms, the lounge is positioned at the front, there is the dining kitchen with cream finished units and integrated appliances with double opening French doors leading out to the garden from the dining area, there are the three double bedrooms with the master bedroom having an en-suite wet room/w.c. and there is the main bathroom which has a mains flow shower over the bath. The attic has been converted and as you enter the loft space there is a landing area, a door on the left leads into a storage room and there is the large loft room on the right hand side. Outside there is parking at the front for several vehicles including a motorhome or similar vehicle, a storage garage on the left hand side of the property and at the rear there is a private garden with a walled patio running across the back of the bungalow with steps taking you to the lawned garden and a path runs to the garden room which is positioned in the bottom right hand corner, there are several seating areas and the garden is kept private by having fencing, natural screening and brickwork to the boundaries.

The property is within easy reach of the Tesco superstore on Swiney Way and there are many other shopping facilities found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, a Next, TK Maxx and several coffee eateries, thee are healthcare and sports facilities including several local golf courses, walks in the nearby open countryside as well as the Nottingham tram system, the transport links include J25 of the M1, stations at Beeston, Long Eaton, East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
Open porch with porcelain tiled steps, monocouche render to the walls and an outside light with a stylish composite front door with a brushed stainless steel fittings and an opaque double glazed window to the side leading to:

Reception Hall
The spacious reception hall has Karndean style flooring extending across the whole of the hallway, doors with inset glazed panels leading to the lounge, kitchen, sitting room/bedroom 3 and panelled doors to the bedrooms and bathroom, an open tread staircase with a hand rail leads to the loft conversion, two radiators including a feature vertical radiator and two wall lights.

Lounge/Sitting Room
17'6 x 12'8 approx (5.33m x 3.86m approx)
Double glazed window with a fitted vertical blind to the front and two double glazed eye level windows with blinds to the side, three wall lights and a feature vertical radiator.

Dining Kitchen
19'6 x 11'8 to 8'3 approx (5.94m x 3.56m to 2.51m approx)
The kitchen is fitted with cream finished units having stainless steel fittings and includes a 1½ bowl sink with a pre-wash mixer tap and a five ring gas hob set in a work surface which extends to three sides and has drawers including wide drawers, cupboards with the corner cupboards having fitted carousels, a tray cupboard and an integrated dishwasher below and there is a Myson fan heater operated off the central heating system in the panel beneath the units, double oven with drawers under and a cupboard over, matching eye level wall cupboards and an eye level microwave oven, space for an American fridge/freezer, upright broom cupboard with a cupboard over, hood and back plate to the cooking area and double glazed windows to the rear and side.

From the dining area there are double opening, double glazed French doors leading out to the rear garden, vinyl flooring extending across the whole of the dining kitchen area, a feature vertical radiator, an extractor fan and an aerial point and power point for a wall mounted TV.

Bedroom 1
18'3 to 13'7 x 10'6 approx (5.56m to 4.14m x 3.20m approx)
This bedroom is entered from the hall and there are steps leading to the main bedroom area with there being double glazed windows with fitted blinds to the front and side, a radiator, cornice to the wall and ceiling, a range of built-in wardrobes having sliding doors with mirrored panels inset providing hanging space and shelving.

En-Suite Wet Room
The en-suite to the main bedroom has aqua boarding to all the walls and includes a walk-in shower area with a Triton shower, a low flush w.c. and hand basin with a mixer tap, a cupboard under and a mirror fronted cabinet to the wall above, a wall mounted heater and an opaque glazed door leading into the bedroom.

Bedroom 2
11'5 x 11'4 approx (3.48m x 3.45m approx)
Double glazed window with fitted blind to the front, range of two double built-in wardrobes providing hanging space and shelving, radiator and Karndean style flooring.

Bedroom 3/Sitting Room
12'3 x 11'9 approx (3.73m x 3.58m approx)
Double glazed French doors with double glazed windows to either side leading out to the rear garden, a double glazed window with a blind to the side, radiator and laminate flooring.

Bathroom
The main bathroom has a white suite including a panelled bath with central mixer tap and a mains flow shower over, tiling to three walls and a protective glazed screen, hand basin with a mixer tap and double cupboard below, low flush w.c. set on a tiled step, opaque double glazed window with a blind, tiling to the walls by the sink and w.c. areas, chrome ladder towel radiator, an extractor fan, built-in airing/storage cupboard at the end of the bath which includesvspace and plumbing for an automatic washing machine and Karndean style flooring.

First Floor
The stairs from the hall take you to the landing area in the loft space and this has glazed balustrades to either side of the stairs and a Velux window to the sloping ceiling, two exposed purlings and doors to a store room and loft room, which is currently used as a bedroom.

Store Room
20' x 12'2 approx (6.10m x 3.71m approx)
The large storage space in the attic is entered from a door off the landing area and has a wall mounted boiler, boarding to the floor and a light.

Loft Room
22'3 x 17' max approx (6.78m x 5.18m max approx)
This large space in the converted attic is currently used as a bedroom, as people will see when they view the property, and has two Velux windows, two radiators, exposed purlings and supports, a double built-in wardrobe and a pine door leading to:

En-Suite w.c.
The en-suite to the loft room has a low flush w.c. and wall mounted hand basin with a tiled splashback and a mirror to the wall above and there is a shelf to the wall above the w.c.

Outside
There is a block edged in and out tarmacadam driveway at the front of the house which provides parking for several vehicles including a motorhome, caravan or similar, there is wrought iron fencing to the right hand side, a hedge in a raised bed at the front and natural screening to the left, a path extends down the right hand side of the property to the rear and there are external power points provided.

The rear garden is an important feature of this property and has a walled patio to the immediate rear of the bungalow which connects to the path at the side and to the storage area behind the garage. There are steps leading to a path which takes you to the garden room at the bottom of the garden and there are lawns to either side of the path, a pebbled seating area to the left hand corner and a tiled edged astroturf seating area in front of the garden room, there is fencing, brickwork and hedging to the boundaries, a raised bed runs along the bottom of the garden and outside lighting, power points and a tap are provided.

Garage
17'3 x 8'2 approx (5.26m x 2.49m approx)
To the left hand side of the property there is an adjoining garage which has double doors to the front and an up and over door to the rear, there is shelving to one wall and lighting and power points are provided in the garage.

Shed
8' x 6' approx (2.44m x 1.83m approx)
The wooden shed has power and lighting provided and has a window at the side and door at the front.

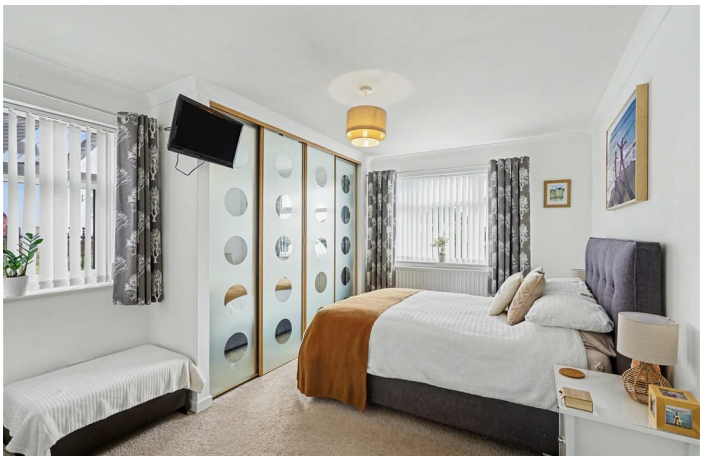
Covered Storage Area
14'7 x 8'3 approx (4.45m x 2.51m approx)
The storage area is positioned behind the garage and there is access via an up and over door into the garage.

Garden Room
12'4 x 11'2 approx (3.76m x 3.40m approx)
The purpose built garden room is positioned in the bottom right hand corner of the garden and has double opening, double glazed French doors with two full height windows to either side and composite panelling to the external wells, lighting in the soffitt to the front and the garden room has laminate flooring, a wall mounted heater, recessed lighting to the ceiling and at the back of the garden room there is a water butt to collect water from the roof of the garden room.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left into High Road which then becomes Stapleford Lane. At the main set of lights turn left into Banks Road, right into Seaburn Road and at the end turn right into Whitburn Road. Selby Close can be found as a turning on the left hand side.
9305MP

Council Tax
Broxtowe Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 35mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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



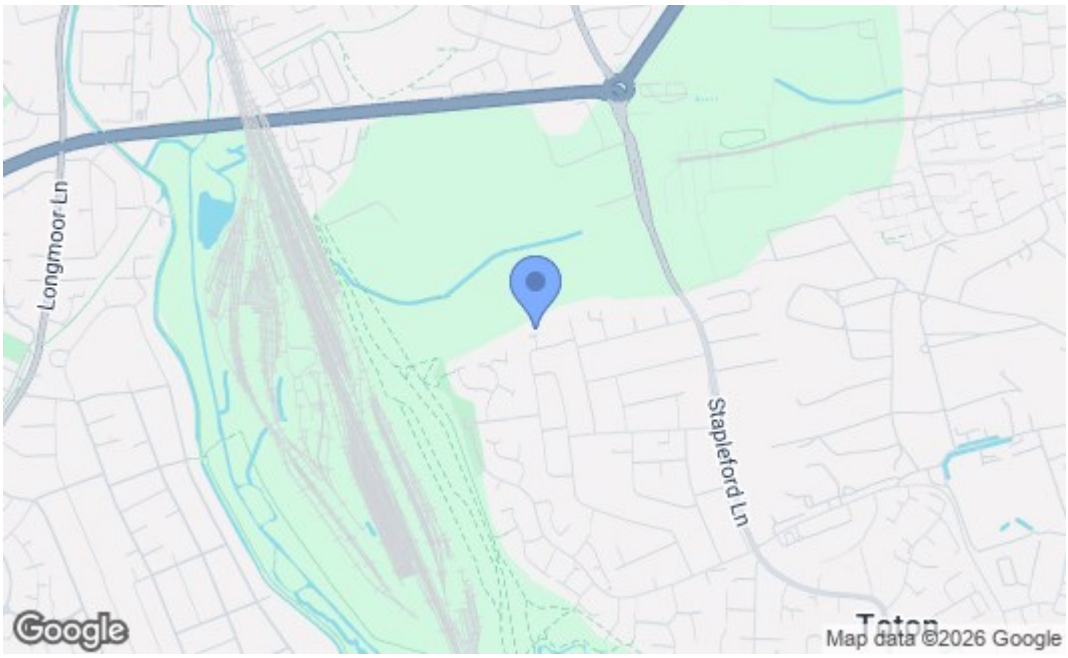


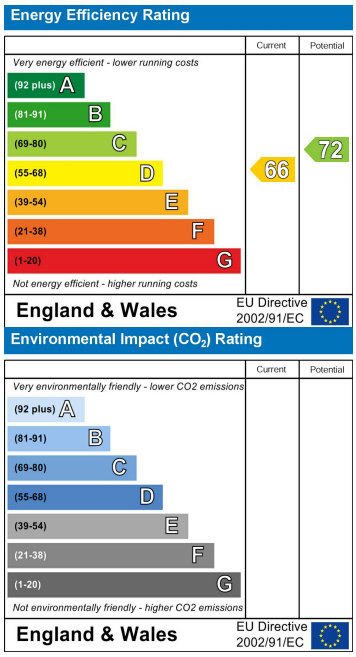












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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