



Wynwood Road,  
Toton, Nottingham  
NG9 6NB

**O/O £450,000 Freehold**



A SUBSTANTIAL, FOUR OR POSSIBLY FIVE BEDROOM DETACHED PROPERTY PROVIDING OPEN PLAN LIVING SPACE WHICH IS POSITIONED ON A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA.

Being located on Wynwood Road, which is a cul-de-sac comprising of similar detached properties, this four or possibly five bedroom home, has since being originally built been extended to the rear and had the internal ground floor accommodation changed to provide an open plan living kitchen, with the kitchen area having been re-fitted in 2016 with exclusive grey and white gloss handle-less units and quartz marble work surface with several integrated appliances. The property offers versatile living accommodation which could have one of the ground floor rooms used as a fifth bedroom if this was preferred by a new owner and for the size of the accommodation and privacy of the garden at the rear to be appreciated, we recommend that 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 easy access to excellent local schools, there is a Tesco superstore on Swiney Way and many other local amenities and facilities are within easy reach.

The property is constructed of an attractive light facia brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives the benefits from having gas central heating with a relatively new boiler having been installed and double glazing throughout. In brief the house includes an enclosed porch, a spacious hallway which has glazed pine doors leading to the main open plan living/dining kitchen which has the exclusively fitted kitchen, a sitting area with a log burning stove to one corner and the dining area is incorporated within the conservatory extension at the rear. There is a separate snug/sitting room, an office/study which could be used as a fifth bedroom and this room has underfloor heating and off the hall there is also a ground floor w.c. and a utility room. To the first floor the landing leads to the four bedrooms, all of which are of a good size with the main bedroom having an en-suite bathroom and walk-in wardrobe/dressing area and there is the main family bathroom which has a white suite complete with a mains flow shower over the bath. Outside there is block paved parking for three vehicles to the front and the private rear garden which has decking leading onto a lawn with a further decked area to the bottom left hand corner, with pebbled beds to the side of the lawn and the garden is kept private by having fencing to the three main boundaries.

As previously mentioned the property is within close reach of the Tesco superstore on Swiney Way with other main supermarkets being found in the nearby towns of Long Eaton and Beeston with there also being various other shopping facilities at the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and several coffee eateries, there are the excellent schools for all ages which are within easy of the property, healthcare and sports facilities which include several local golf courses, walks at the picturesque Attenborough Nature Reserve and along the banks of the River Trent and the excellent transport links include J25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Enclosed Porch

Half double glazed UPVC door to the front with an opaque double glazed panels to both sides, half Georgian glazed doors leading into the reception hall, tiled flooring, recessed lighting to the ceiling and a radiator.

### Reception Hall

Stairs with feature hand rail leading to the first floor, radiator with shelf over, laminate flooring, recessed lighting to the ceiling and glazed doors leading to the main rooms off the hall.

### Ground Floor w.c.

Having a white low flush w.c., hand basin with mixer tap and tiled splashback, radiator, tiling to the walls by the w.c. area, tiled flooring, radiator, opaque double glazed window and a double mirror fronted cabinet positioned on the wall over the sink.

### Snug

9' x 9' approx (2.74m x 2.74m approx)

Two double glazed windows with fitted blinds to the front, laminate flooring and a radiator.

### Study/Office/Bedroom 5

9' x 9' approx (2.74m x 2.74m approx)

Two double glazed windows with fitted blinds to the front, recessed lighting to the ceiling, laminate flooring with underfloor heating and recess with fitted shelving.

### Utility Room

11' x 6' approx (3.35m x 1.83m approx)

Having a work surface to two walls with a double cupboard and space below for an automatic washing machine and a fridge, double eye level wall cupboards and a Worcester Bosch wall mounted boiler.

### Dining Kitchen

27' max x 24' max overall (8.23m max x 7.32m max overall)

This spacious open plan living area includes an exclusively fitted kitchen which has grey and white gloss handle-less units and quartz marble work surfaces and includes a 1 1/2 bowl sink with a mixer tap set in a work surface with an integrated dishwasher and cupboards below, induction hob set in a central island with quartz marble surfaces and cupboards including a pull out recycling bin cupboard and drawers below with seating at one end, oven and combination oven with cupboards above and below, integrated upright fridge/freezer, eye level wall cupboards, double glazed, double opening French doors leading out to the decking at the rear of the property, tiled flooring, lighting over the central island and a feature vertical radiator.

In the sitting area there is a log burning stove with a small oven positioned on a slate hearth with quartz tiling to the two walls behind, aerial point and power point for a wall mounted TV positioned on the chimney breast, radiator and carpeted flooring in this area of the open plan living space.

The conservatory at the rear is incorporated in the open plan living space and has double glazed, double opening French doors leading out to the decked area, double glazed windows to the rear and side with further double glazed eye level windows to the right hand side, radiator, laminate flooring, vaulted solid roof with double glazed windows in the apex.

### First Floor Landing

Feature arched opaque glazed window on the half landing with there being a feature balustrade on the landing, hatch with ladder leading to the part boarded loft space which has a light, two wall lights, radiator and pine panelled doors leading to:

### Bedroom 1

10'10 x 10' approx (3.30m x 3.05m approx)

The master bedroom has a feature double glazed window with a central arched panel to the front, radiator, pine flooring, air conditioning unit, shelved recess, arch leading to the walk-in wardrobe/dressing area and a pine door leading to the en-suite bathroom.

### Dressing Area/Walk-in Wardrobe

7' x 5' approx (2.13m x 1.52m approx)

The main bedroom has a walk-in wardrobe/dressing area with a double glazed window to the front, there is fitted hanging space and shelving and laminate flooring.

### En-Suite Bathroom

The en-suite to the main bedroom has a white suite with a P shaped bath which has a mixer tap/hand held shower, hand basin with mixer tap, glazed shelf over and double cupboard below, low flush w.c., mosaic tiling to the walls by the bath and sink areas, opaque double glazed window with a fitted roller blind and an X-pelair fan.

### Bedroom 2

12' x 8' approx (3.66m x 2.44m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

12' x 8' approx (3.66m x 2.44m approx)

Double glazed window with a blind to the rear, radiator and recessed lighting to the ceiling.

### Bedroom 4

9' x 7' approx (2.74m x 2.13m approx)

Double glazed window to the rear, radiator and laminate flooring.

### Bathroom

The bathroom has a white suite including a P shaped bath with mixer taps and a mains flow shower over including a rainwater shower head and hand held shower with tiling to two walls and curved protective glazed screen, low flush w.c. and a hand basin with a mixer tap, double cupboard with a mirror and light to the wall above, opaque double glazed window, tiled flooring and a ladder towel radiator.

### Outside

At the front of the property there is a block paved driveway which provides off road parking for three vehicles and the block paving extends down the right hand side to a gate that provides access to a path which takes you to the rear garden. There is also a bin storage area and shed to the left hand side of the property which could be opened up to create further access to the rear, if this was required.

The rear garden has decking to the immediate rear of the house which is accessed from the kitchen and dining areas, there is a lawn with raised pebbled beds to two sides, a further decked area to the bottom left hand corner with the garden being kept private by having fencing to the three main boundaries. There are power points at the rear of the house and next to the decked area at the bottom left hand corner of the garden.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the second set of main traffic lights turn left onto Swiney Way, left again at the traffic island still on Swiney Way, left into Wynwood Road and turn right once in Wywood Road and the property can be found on the right.  
7606AMMP

### Council Tax

Broxtowe Borough Council Band E



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.