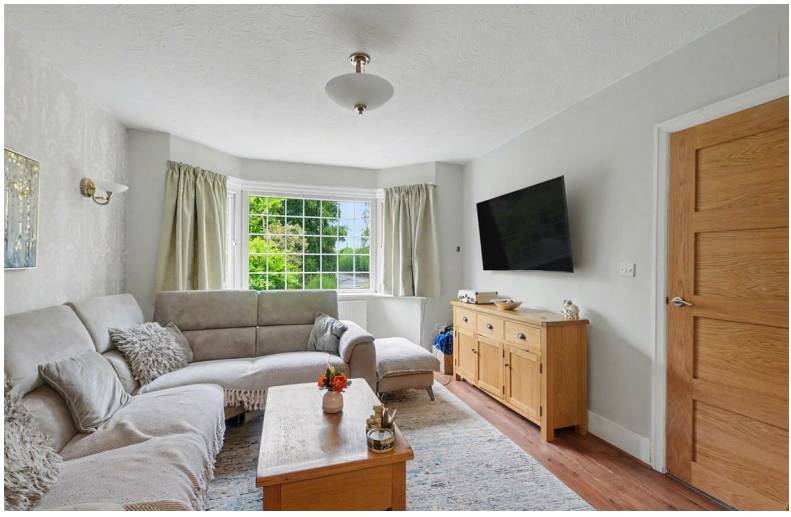
Robert Ellis

look no further...







High Road,
Toton, Nottingham
NG9 6EL

Price Guide £350-360,000

Freehold

0115 946 1818

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BAY FRONTED HOUSE WITH SIDE AND REAR EXTENSION CREATING A WONDERFUL OPEN PLAN LIVING ENVIRONMENT THAT IS PERFECT FOR FAMILY TIME AND ENTERTAINING. THE GARDEN HAS ITS OWN DIRECT ACCESS TO THE PARK WHICH IS A UNIQUE FEATURE.

Robert Ellis are thrilled to market this lovely family home that is sure to impress and appeal to a variety of buyers including families, upsizers and downsizers. The entrance porch leads to the welcoming hallway which provides access to the separate living room, cloakroom, understairs storage cupboard, open plan living area and with stairs rising to the first floor. The living room is a useful space for those cosy evenings and has a bay window overlooking the front elevation. The cloakroom has a feature circular decorative window and a modern fitted two piece suite. The open plan area is a standout feature with a vaulted ceiling and skylight windows in the kitchen area and bi folding doors in the living area. The utility is a good size and also has a vaulted ceiling. The first floor landing leads to the three bedrooms, two are double in size and third is a single or a home office. The spacious family bathroom has a modern fitted four piece suite. The property is set back from the main road and offers excellent privacy and has a driveway providing off road parking for multiple vehicles. The private rear garden is fully enclosed and has a paved patio area and a majority laid to lawn. There is a gate that leads to the Manor Park Recreation Park which is another great feature to this property.

The property is well placed for easy access to the Tesco superstore on Swiney Way with further shopping facilities being found at Long Eaton, Beeston and the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and several coffee eateries, the property is within walking distance of the local schools, there are healthcare and sports facilities which include several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and as well as the latest extension to the Nottingham tram system, the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
5'3" x 4'1" approx (1.62m x 1.25m approx)
Composite entrance door with decorative obscure light panels within, radiator, light, obscure double glazed window to the side, power and tiled floor, UPVC glazed panelled door to:

Entrance Hallway
Stairs to the first floor, radiator, understairs storage cupboard, oak doors to the living room, cloaks and bi-fold oak doors to the storage cupboard, glazed door to the open plan living/kitchen diner.

Living Room
11'4" x 13'1" approx (3.47m x 4m approx)
UPVC double glazed bay window to the front, radiator, wood effect laminate flooring, timber sliding doors to:

Cloaks/w.c.
4'8" x 4'4" approx (1.44m x 1.34m approx)
Decorative circular obscure double glazed panel to the front, two piece suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, half tiled walls, tiled floor, chrome heated towel rail, extractor, ceiling spotlights and consume runit.

Open Plan Kitchen Dining Area
16'9" x 24'1" approx (5.12m x 7.35m approx)

Living/Dining Area
16'9" x 11'3" approx (5.12m x 3.45m approx)
Continuation of the wood effect laminate flooring, vertical anthracite radiator, bi-fold doors to the rear, decorative fireplace with stone surround.

Kitchen Area
10'10" x 12'8" approx (3.32m x 3.88m approx)
UPVC double glazed window to the rear, two Velux skylight windows, ceiling spotlights, wood effect laminate flooring, Shaker style wall, base and drawer units with marble effect work surface over, tiled splashback, composite 1½ bowl sink and drainer with chrome mixer tap, integrated AEG electric induction hob, two ring Klarstein gas burner, glass splashback and stainless steel extractor over, space for an American style fridge freezer, two integrated Zanussi electric ovens, vertical anthracite radiator, oak door to:

Utility
10'6" x 4'9" approx (3.22m x 1.46m approx)
Velux skylight window, UPVC panel and double glazed door to the side, continuation of the wood effect laminate flooring, matching wall and base units to the kitchen with marble effect laminate work surface, stainless steel sink with glass splashback, ceiling spotlight, radiator, space for dryer, plumbing and space for a washing machine and dishwasher, vaulted ceiling.

First Floor Landing
Obscure UPVC double glazed window to the side, hatch with ladder to the part boarded loft which houses the boiler, doors to:

Bedroom 1
13'4" x 10'11" approx (4.08m x 3.34m approx)
UPVC double glazed window to the rear, radiator, storage cupboard with hanging and drawers.

Bedroom 2
12'8" x 10'9" approx (3.87m x 3.29m approx)
UPVC double glazed bay window to the front, radiator, fitted wardrobes with shelving and hanging.

Bedroom 3
6'11" x 7'10" approx (2.12m x 2.41m approx)
UPVC double glazed window to the front, radiator.

Bathroom
6'9" x 9'3" approx (2.08m x 2.82m approx)
Obscure UPVC double glazed window to the rear, four piece suite comprising of a fully tiled walk-in shower cubicle having a mains fed shower with a rainwater shower head and hand held shower, glass screen, low flush w.c., vanity wash hand basin with chrome mixer tap, half tiled walls, tiled floor, ceiling spotlights, extractor fan, chrome heated towel rail.

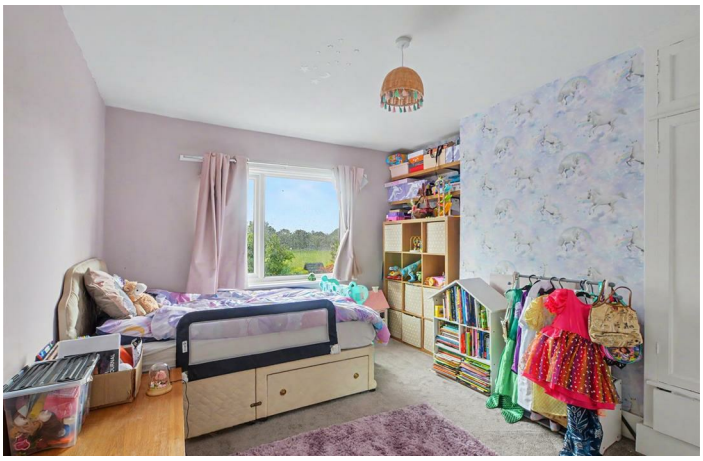
Outside
There is a block paved driveway providing off road parking for multiple vehicles, lawned garden with established plants and trees, external lighting, hedgerow to the boundary.

The rear garden is south west facing and has a paved seating area, lawned garden with raised beds, timber storage shed, external lighting, outside tap, side access with a gate to the front. Hedge to the boundary, pathway to Manor Farm Recreation Ground.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road where the property can be found as identified by our for sale board.
9372MH

Council Tax
Broxtowe Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – 02, Three, EE, 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



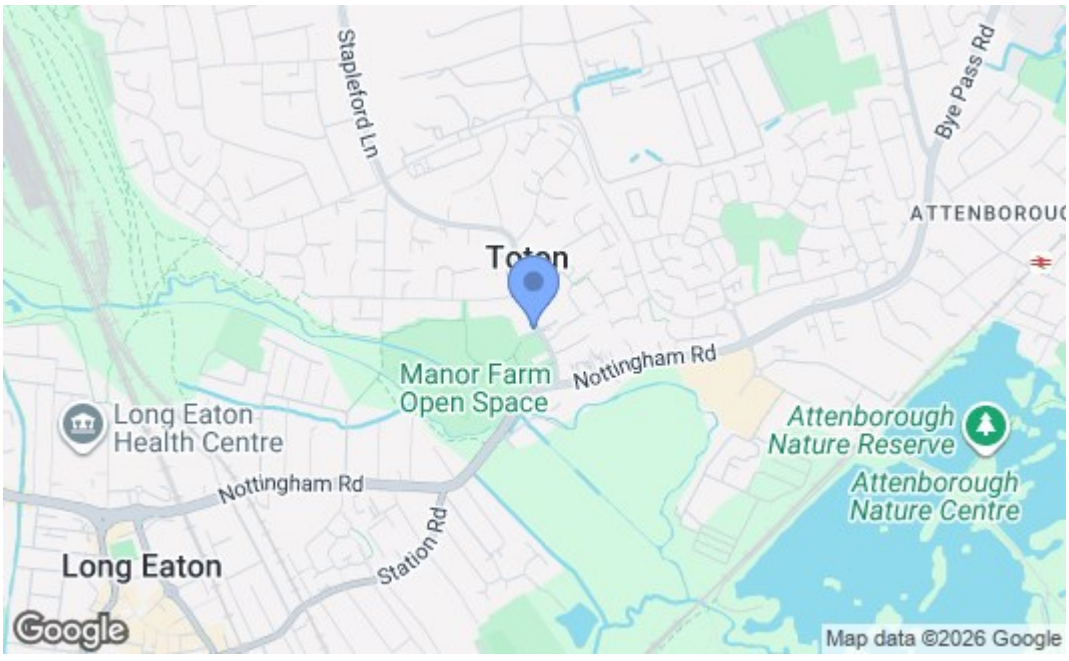


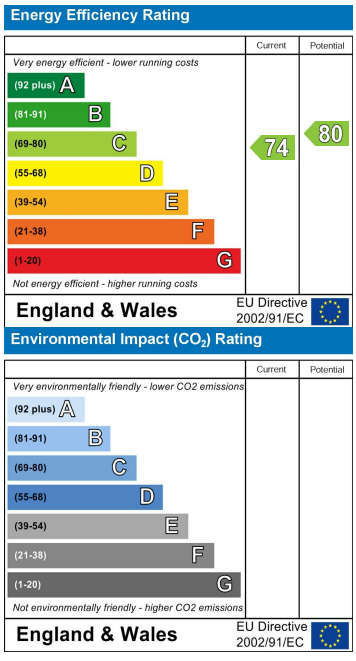












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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