Robert Ellis

look no further...

Hampton Close,
Toton, Nottingham
NG9 6LL

£335,000 Freehold

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THIS IS A THREE BEDROOM DETACHED BUNGALOW SITUATED ON A GOOD SIZE PLOT WITH PRIVATE SOUTHERLY FACING GARDENS TO THE REAR.

Robert Ellis are pleased to be instructed to market this three bedroom detached bungalow which is being sold with the benefit of no upward chain. The property is tastefully finished throughout and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see the extent of the property for themselves. Situated in this very popular residential area to the West of Nottingham, the bungalow is well placed for easy access to the many local amenities and facilities provided by the area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of an attractive facia brick to the external elevations all under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and double glazing. In brief the bungalow includes a reception hall, off which the original separate w.c. has been changed into a utility room, the lounge is positioned at the front of the bungalow and this has a feature Adam style fireplace, there is a separate dining room which could easily be combined with the existing breakfast kitchen which is well fitted with wall and base units and integrated appliances. The bedrooms are at the rear of the property with the main bedroom having a fully tiled shower room en-suite, the second bedroom has double opening French doors leading out to the private rear garden and a third bedroom has double glazed French doors leading into the conservatory which provides a lovely seating area which connects to the gardens at the rear. The main bathroom is fully tiled and has a white suite complete with a shower over the bath position. To the right of the bungalow is the adjoining garage which has an up and over door at the front and a personal door to the rear, there is a driveway at the front of the garage which provides off the road parking for two vehicles, a block paved path takes you to the main entrance door and this leads into the kitchen and there is a lawned area with a beech hedge to the front boundary. The rear garden is an important feature of this lovely home and this is Southerly facing with various patio/seating areas and across the rear of the bungalow there is a lawn with mature borders to the sides with the garden being kept private by having fencing and natural screening to the boundaries. There are two sheds positioned to the side of the bungalow which as with the greenhouse will remain at the property when it is sold.

Toton is a very sought after residential area with there being a Tesco superstore on Swiney Way and many other shopping facilities found at the Chilwell Retail Park and the nearby towns of Beeston and Long Eaton, if required there are excellent schools for all ages, healthcare and sports facilities, walks in the adjacent open space which leads to Toton Fields and at the picturesque Attenborough Nature Reserve and the excellent transport links include the latest extension to the Nottingham Tram system which terminates at Toton, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway and the A52 ad other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with quarry tiled floor and outside light leading through a UPVC front door which has an opaque glazed panel to:

Reception Hall
Radiator, cornice to the wall and ceiling, access hatch to loft, dado rail to the walls and airing/storage cupboard housing the hot water tank.

Utility/w.c.
This was originally a separate w.c. but now has a work surface with plumbing and space for a washing machine below, tiled walls, radiator and an opaque double glazed window.

Lounge/Sitting Room
17'5 x 10'8 approx (5.31m x 3.25m approx)
Double glazed bow window to the front, coal effect gas fire set in an Adam style surround with an inset and hearth, radiator, cornice to the wall and ceiling and TV point.

Dining Room
10'10 x 9'3 approx (3.30m x 2.82m approx)
Double glazed window to the front with a second double glazed window to the side, radiator, cornice to the wall and ceiling and plate rail to three walls.

Kitchen
13'3 x 9'3 approx (4.04m x 2.82m approx)
The kitchen is fitted with wood grain effect wall and base units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to two sides and has an integrated dishwasher, cupboards, Neff oven, integrated fridge and freezer and drawers below, pull out racked pantry style cupboard, matching eye level wall cupboards, display cabinets and shelving, hood and back plate to the cooking area, further work surface with cupboards beneath, tiling to the walls by the work surface areas, fitted breakfast bar with seating for two people, ladder towel radiator, second radiator, cornice to the wall and ceiling, window to the side and a UPVC door with an arched inset opaque glazed panel leading out to the front of the property.

Bedroom 1
10' x 9'5 approx (3.05m x 2.87m approx)
Double glazed window to the rear, two built-in storage cupboards/wardrobes with a central double wardrobe having Georgian style glazed doors and drawers below and a radiator.

En-Suite Shower Room
The en-suite to the main bedroom is fully tiled and has a walk-in shower with tiling to three walls and sliding door with protective screen, pedestal wash hand basin with a mixer tap and a mirror fronted cabinet above, low flush w.c., ladder heated towel radiator with a glazed shelf over, opaque double glazed window and an electric shaver point.

Bedroom 2
10' x 8'8 approx (3.05m x 2.64m approx)
Double glazed double opening French doors with matching side panels leading out to the rear garden, wardrobes to either side of the bed position with cupboards over and three drawers with a glazed surface to a second wall, radiator and a wall mounted mirror.

Bedroom 3/Study
10' x 6'8 approx (3.05m x 2.03m approx)
Double opening double glazed French doors leading into the conservatory and a radiator.

Conservatory
10'9 x 11'2 approx (3.28m x 3.40m approx)
The conservatory has double opening double glazed French doors leading out onto the paved patio and rear garden, double glazed windows to three sides, vaulted polycarbonate roof, tiled flooring, double radiator and two wall lights.

Bathroom
The main bathroom is fully tiled and has a white suite including a panelled bath with a shower over and a gazed protective screen, wall mounted hand basin with mixer tap and a low flush w.c., mirror fronted wall cabinet, opaque double glazed window, recessed lighting to the ceiling and a ladder towel radiator.

Outside
At the front of the property there is a drive which provides off the road parking for two vehicles and there is a block paved pathway which leads to the door that takes you into the kitchen that has a step to the main front door. The block paving continues in front of the bungalow where there is a lawned area with Beech hedging to the front and side boundaries and there is possible access via the left hand side of the bungalow to the rear. The main route to the rear garden is to the right of the bungalow where there is a gate.

The rear garden is Southerly facing and there is a block paved patio to the rear of the bungalow with the block paved path extending around the conservatory to the path which runs along the side of the property. There is a circular patio which leads to a further seating area and to the bottom right hand corner of the garden there is a greenhouse. The lawn has box hedging and mature planted borders to the sides with the garden being kept private by having fencing and natural screening to the boundaries. To the right hand side of the bungalow there are two sheds and a slabbed pathway. There is outside lighting and outside water supply provided.

Garage
19' x 8'5 approx (5.79m x 2.57m approx)
The adjoining brick garage has a pitched tiled roof and a door to the front, opaque glazed door to the rear, wall and upright storage cupboard, hatch to the loft space above the garage, wall mounted boiler and power and lighting is provided.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left into High Road. At the next main traffic lights turn left into Banks Road continuing all the way to the end, right into Epsom Road, left into Bridgnorth Way and first left into Hampton Close where the property can be found towards the head of the cul-de-sac as identified by our for sale board.
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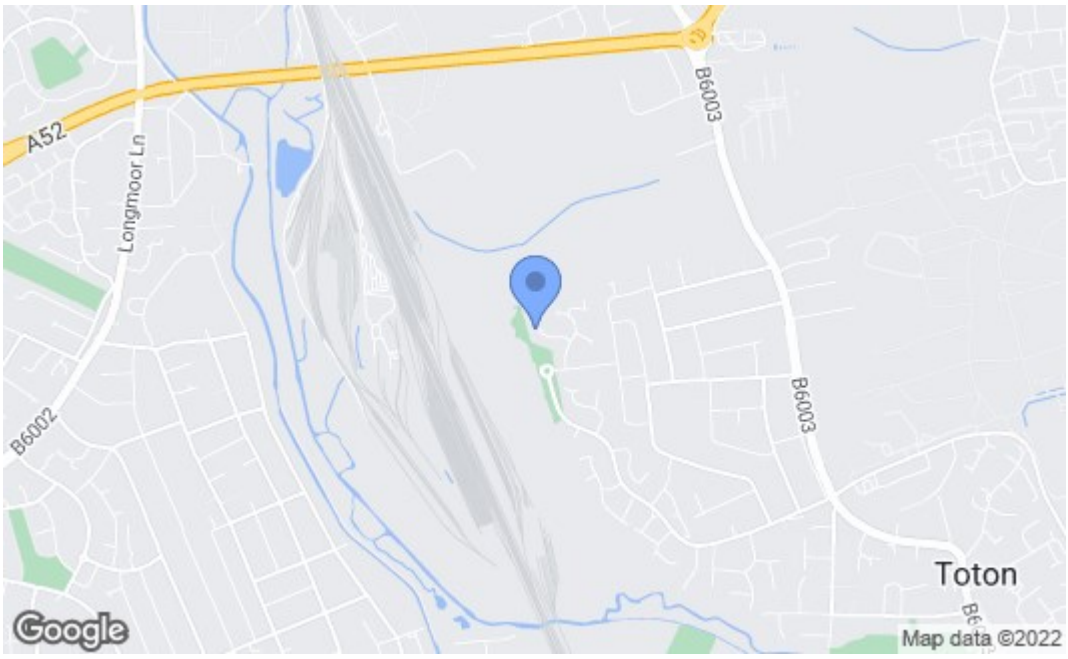
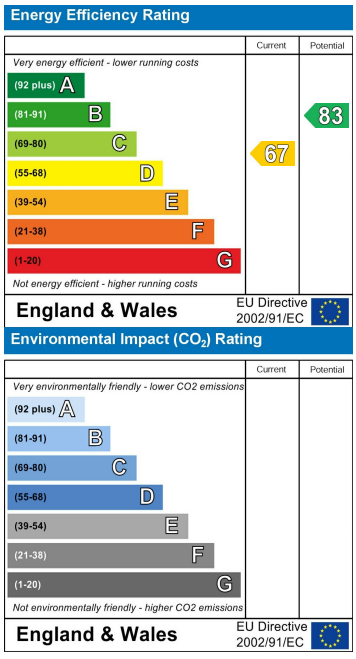
Council Tax
Band D - £2,188





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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