



Goodwood Drive,  
Toton, Nottingham  
NG9 6HX

**£340,000 Freehold**

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A THREE BEDROOM DETACHED FAMILY HOME BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property situated in a cul-de-sac location which is perfect for the growing family. The property benefits from spacious accommodation to the ground floor and is ready for a new owner to stamp their own mark on the property but is certainly livable whilst the work is being carried out. Toton has over the past couple of decades become recognised for its excellent local schools for all ages which has been one of the main reasons why people have wanted to move to the area and there are also excellent transport links, all of which have helped to make Toton such a popular and convenient place to live. We recommend that all interested parties do take a full inspection so they are able to see the size of the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hallway, ground floor w.c., lounge open to the dining room, conservatory and a good size breakfast kitchen. To the first floor there are three bedrooms, all with built-in wardrobes, family bathroom and the master bedroom benefiting from an en-suite shower room. Outside there is off the road parking for at least two cars with a garden to the front, garage and a good size rear garden which is privately enclosed.

Toton has a Tesco superstore on Swiney Way and many other retail outlets can be found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S Food Store, Next, TK Maxx and various coffee eateries. There are the excellent schools for all ages within walking distance, healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and at Toton Fields and transport links include the latest extension to the Nottingham Tram System which terminates in Toton and provides another means of transport to and from Nottingham city centre, J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC double glazed front entrance door and window, radiator, wood floor, stairs to the first floor and door to:

### Cloaks/w.c.

Low flush w.c., wash hand basin with vanity cupboard under, heated towel rail, fully tiled walls and splashbacks, tiled floor, UPVC double glazed window to the front.

### Lounge

14'4 x 14'2 approx (4.37m x 4.32m approx)  
UPVC double glazed window to the front, radiator, gas fire with brick surround, TV and telephone points and open to:

### Dining Room

9'3 x 8'8 approx (2.82m x 2.64m approx)  
Hatch to the kitchen, radiator and UPVC double glazed doors and windows to:

### Conservatory

9'11 x 9'10 approx (3.02m x 3.00m approx)  
A brick base with UPVC double glazed windows and doors to the rear, power sockets, TV point and windows blinds.

### Kitchen

17'4 x 9'2 approx (5.28m x 2.79m approx)  
Wall, base and drawer units with roll edged work surface over, inset sink and drainer, built-in fridge and separate freezer, tiled walls and splashbacks, spotlights, tiled floor, plinth heater, built-in eye level double oven and microwave, five ring gas hob with extractor hood over, breakfast bar, under cupboard lighting, UPVC double glazed window and rear exit door, door to understairs storage cupboard, plumbing for automatic washing machine and UPVC double glazed windows and door to the rear.

### First Floor Landing

Access to the loft, radiator, UPVC double glazed window to the side, door to overstairs storage cupboard housing the gas central heating boiler and doors to:

### Bedroom 1

10'6 x 9'8 approx (3.20m x 2.95m approx)  
Two UPVC double glazed windows to the front, two built-in wardrobes, radiator and door to:

### En-Suite

Shower cubicle with electric shower over, low flush w.c., wash hand basin with vanity cupboard under, fully tiled walls and splashbacks, tiled floor, chrome heated towel rail, spotlights and UPVC double glazed window to the side.

### Bedroom 2

10'1 x 9'4 approx (3.07m x 2.84m approx)  
Two built-in wardrobes, radiator, UPVC double glazed window to the rear.

### Bedroom 3

7'4 x 6' approx (2.24m x 1.83m approx)  
UPVC double glazed window to the front, built-in wardrobes and radiator.

### Bathroom

A white three piece suite comprising of a panelled bath with hand held shower head, vanity unit with w.c. and sink, fully tiled walls and splashbacks, tiled floor, heated towel rail, UPVC double glazed window to the rear, spotlights and built-in drawers.

### Outside

To the front of the property there is off the road parking, lawned garden with borders and a path leading to the front entrance door. There is side access to the rear garden where there is a patio area to the immediate rear leading onto the lawn which is surrounded with borders and all privately enclosed with fenced boundaries. There is a garden shed and an outside tap.

### Garage

With up and over door, power and light and space to the attic.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor Pub turn left into High Road. At the next set of main traffic lights turn left into Banks Road and first left into Goodwood Drive where the property can be found as identified by our for sale board.  
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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. Made with Metrage ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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	

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