



Norfolk Avenue,  
Toton, Nottingham  
NG9 6GP

**£240,000 Freehold**



A TWO/THREE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND GARDEN.

Robert Ellis are pleased to bring to the market this spacious semi detached home. The property is constructed of brick to the external elevations and benefits from gas central heating and double glazing.

The property does require some cosmetic modernisation throughout and would ideally suit the first time buyer, investors and growing families alike. In brief the accommodation comprises of an entrance hallway, open plan lounge/diner, conservatory, kitchen, utility room and integral access into the garage. To the first floor the landing leads to the family bathroom suite, second bedroom and master bedroom leading to the dressing room. The dressing room was originally the third bedroom and could easily be converted back by removing the fitted wardrobes, opening the door frame and installing a stud wall prohibiting access into the master bedroom. Outside the property sits on a corner plot and has a mature front garden with off street parking and access into the garage through an up and over door. To the rear there is a mature garden with mature flower beds, shrubs and lawn.

Found in the popular residential town of Toton, close to a wide range of local schools, shops and parks, local supermarkets are within walking distance with Chilwell Retain Park being a short drive away. The property benefits from fantastic transport links including easy access to the A52, M1 and A50 and an internal viewing is highly recommended to appreciate the property and location on offer.



#### Entrance Hall

UPVC double glazed door and window to the front, carpeted flooring, radiator, understairs storage cupboard and ceiling light.

#### Lounge/Diner

11'4" x 19'7" approx (3.45m x 5.97m approx)  
UPVC double glazed window to the front, UPVC double glazed sliding door to the conservatory, carpeted flooring, radiator, gas fire and ceiling light.

#### Conservatory

7'4" x 9'1" approx (2.24m x 2.77m approx)  
UPVC double glazed door and windows to the rear, carpeted flooring and radiator.

#### Kitchen

10'1" x 8' approx (3.07m x 2.44m approx)  
UPVC double glazed window to the rear, wall and base units with work surface over and inset sink and drainer, vinyl flooring, free standing fridge, space for a cooker, beams to the ceiling and ceiling light.

#### Utility

5'8" x 11'8" approx (1.73m x 3.56m approx)  
Obscure UPVC double glazed window to the front, tiled flooring, space for a fridge freezer, space for a washing machine and ceiling light.

#### First Floor Landing

Obscure UPVC double glazed window to the side, carpeted flooring, loft hatch and ceiling light.

#### Bedroom 1

10'3" x 11' approx (3.12m x 3.35m approx)  
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

#### Bedroom 2

9'2" x 11'1" approx (2.79m x 3.38m approx)  
UPVC double glazed window to the rear, carpeted flooring, radiator, built-in storage cupboard and ceiling light.

#### Bedroom 3

6'6" x 3'6" approx (1.98m x 1.07m approx)  
UPVC double glazed window to the front, radiator, fitted wardrobes, carpeted flooring and ceiling light.

#### Shower Room

5'1" x 9'2" approx (1.55m x 2.79m approx)  
Obscure UPVC double glazed window to the rear, tiled flooring, low flush w.c., top mounted sink, single enclosed shower unit, heated towel rail and spotlights.

#### Outside

The property is found on a corner plot and to the front of the property there is a mature garden with off street parking and access into the garage. To the rear there are mature flower beds and a lawned garden.

#### Garage

8'6" x 14'8" approx (2.59m x 4.47m approx)  
Up and over door, UPVC double glazed door to the rear, concrete flooring and boarded ceiling.

#### Directions

Proceed out of Long Eaton along Nottingham Road and at the main traffic lights turn left into High Road and second right into Norfolk Avenue.

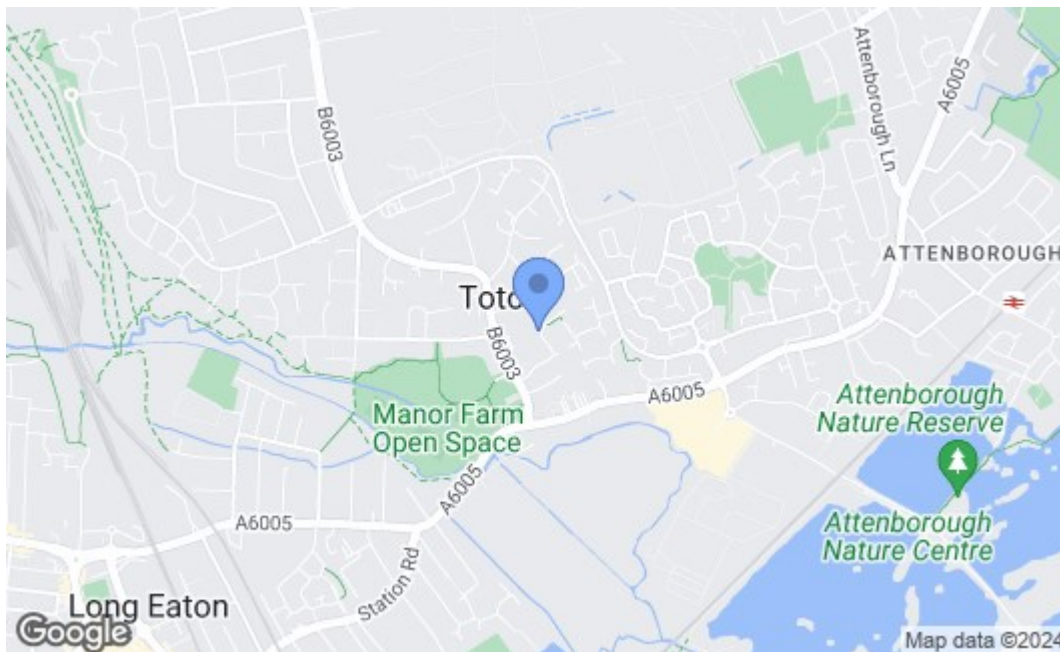
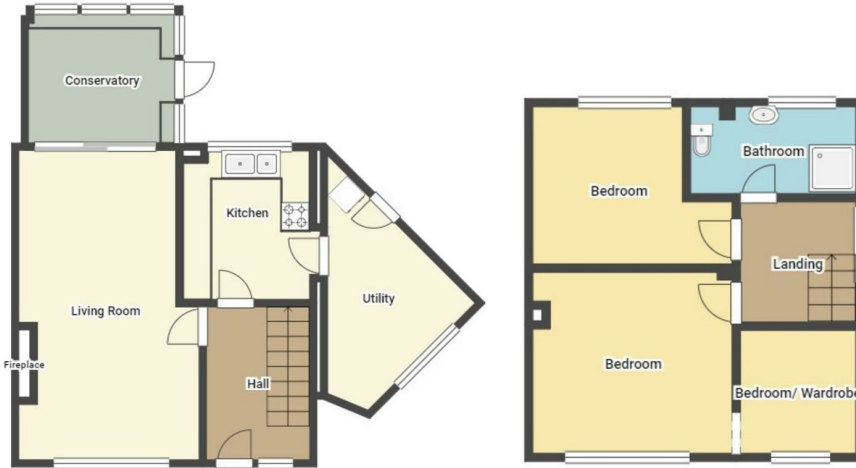
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#### Council Tax

Broxtowe Borough Council Band C



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
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	

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.