Robert Ellis

*look no further. . .*

12a Chetwynd Road,
Toton, Nottingham
NG9 6FW

**£575,000 Freehold**

THIS IS ALSO A STUNNING THREE DOUBLE BEDROOM INDIVIDUAL HOME SITUATED AT THE HEAD OF A PRIVATE DRIVE IN THE HEART OF THIS MOST SOUGHT AFTER RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Robert Ellis are pleased to be marketing this three double bedroom individual detached property which is situated on a private drive providing access to just two similar homes. The property has recently been completed and provides highly appointed accommodation throughout with there being a double bedroom to the ground floor and two double bedrooms to the first floor, all with en-suite bath/shower rooms. For the size and layout of the accommodation provided and the privacy of the southerly facing landscaped to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property is well placed for easy access to the excellent 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 location to live.

The property was built by a local developer of an attractive facia brick to the external elevations under a pitched tiled roof and being a new building will be covered by the usual new home guarantees. The property will be an efficient home to run and has gas central heating and double glazing with the accommodation being entered through a stylish composite front door into a light and airy reception hall which has Porcelanosa tiled flooring that extends across the whole of the ground floor living area. The lounge is positioned to the left of the hall and to the right is the living/dining kitchen which is exclusively fitted with white gloss handle-less, soft closing units and several integrated appliances with Italian granite work surfaces, there is a utility room, a ground floor w.c. and there is also a ground floor double bedroom which has a full bathroom en-suite with a bath and separate walk-in shower. To the first floor the floating glazed balustrade continues from the stairs onto the landing and there are oak panelled doors leading to two further double bedrooms which both have fully tiled en-suite shower rooms. Outside there is an adjoining brick garage to the left of the property with a drive at the front, a block paved pathway and lawned garden areas at the front and the main garden is at the side and this has a porcelain slabbed patio leading onto a recently laid lawn and the garden is kept private by having good quality fencing to the boundaries.

The property is well placed for easy access to the Tesco superstore on Swiney Way with there being more shopping facilities found in the nearby towns of Long Eaton and Beeston and at the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and several coffee eateries, if required there are excellent schools for all ages within easy walking distance of the property, healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands 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.

## Front Door
A stylish composite front door with three inset block glazed panels, an apex double glazed window above and windows to either side leading to:

## Reception Hall
Stairs with a floating glazed balustrade and oak hand rail leading to the first floor with there being a large understairs storage cupboard, there is a vaulted ceiling which has a Velux window that throws natural light into the hall and landing areas, feature vertical radiator, recessed lights to the ceiling, Porcelanosa tiled flooring which extends across the whole of the ground floor living accommodation and oak panelled doors leading to the lounge, living/dining kitchen and ground floor bedroom.

## Lounge/Sitting Room
13'10 x 12'4 approx (4.22m x 3.76m approx)
Double glazed windows to the front and side, feature radiator, tiled flooring, recessed lighting to the ceiling and power points for a wall mounted TV.

## Living/Dining Kitchen
27'4 to 16'6 x 21'6 to 12'4 approx (8.33m to 5.03m x 6.55m to 3.76m approx)
The exclusively fitted and equipped living/dining kitchen has white gloss handle-less soft closing units and Italian granite work surfaces and includes a 1½ bowl sink with a pre-was mixer tap set in a central island with seating to two sides and having a cupboard, an integrated dishwasher and a wine cooler below, four ring induction hob set in a granite work surface with cupboards and drawers under, double oven and a microwave oven with a drawer below and cupboard above, upright integrated fridge/freezer, further granite work surface extending to two walls with cupboards below, extensive range of eye level wall cupboards with a hood and granite back plate to the cooking area, a five door double glazed bi-fold door system with an apex double glazed window above leading out to the rear garden, two Velux windows in the vaulted ceiling, full height double glazed window to the side, a feature vertical radiator, recessed lighting to the ceiling and Porcelanosa tiled flooring which extends through into the living/dining area.

The living/dining area has a double glazed window to the front and a full height double glazed window overlooking the gardens, tiled flooring, recessed lighting to the ceiling, radiator and power points for a wall mounted TV.

## Utility Room
10'3 max x 7'6 max (3.12m max x 2.29m max)
The utility room is fitted with matching white gloss handle-less soft closing units as the kitchen and includes an Italian granite work surface with cupboard and space for an automatic washing machine below and a double cupboard above, a Baxi boiler is housed in a full height matching cupboard, Porcelanosa tiled flooring which extends into the ground floor w.c., recessed lighting to the ceiling, a full height double glazed door leading out to the path which runs along the rear of the property and an oak door leading to:

## Ground Floor w.c.
The w.c. is half tiled and has a low flush w.c. with a concealed cistern and shelf above, hand basin with a mixer tap set in a surface with a double cupboard below, chrome ladder towel radiator, recessed lighting to the ceiling, tiled flooring and an extractor fan.

## Bedroom 3
12'5 x 10'3 approx (3.78m x 3.12m approx)
Double glazed, double opening French doors with double glazed windows either side leading out to the rear of the property, feature vertical radiator, recessed lighting to the ceiling and an oak panelled door leading to:

## En-Suite Bathroom
The en-suite to the ground floor bedroom is fully tiled and has a white suite with black fittings and includes a curved panelled bath with a mixer tap and a shelved recess to the wall at the side, corner walk-in shower with a mains flow shower having a rainwater shower head and hand held shower, tiling to two walls with a shelved recess to one wall and curved glazed doors and protective screens, low flush w.c. with a concealed cistern, hand basin with a mixer tap and two drawers below, black ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling, tiled flooring and an extractor fan.

## First Floor Landing
The floating glazed balustrade with a wooden hand rail extends from the stairs onto the landing, there is a Velux window in the sloping ceiling providing natural light to the landing area, recessed lighting to the ceiling and oak panelled doors leading to the two first floor double bedrooms.

## Bedroom 1
19'2 to 15'4 x 12'7 approx (5.84m to 4.67m x 3.84m approx)
The main bedroom has a double glazed window to the front and two Velux windows to the sloping ceiling, feature radiator, recessed lighting to the ceiling and an oak panelled door leading to:

## En-Suite Shower Room
The en-suite to this bedroom is fully tiled and has a corner shower with an electric shower, a tiled recess to one wall and curved glazed doors and protective screens, low flush w.c. and hand basin with a mixer tap and three drawers below, opaque double glazed window, recessed lighting to the ceiling, chrome ladder towel radiator, Porcelanosa tiled flooring and an extractor fan.

## Bedroom 2
14'2 to 10'4 x 12'6 approx (4.32m to 3.15m x 3.81m approx)
Having a double glazed window to the front, feature radiator, recessed lighting to the ceiling and an oak door leading to:

## En-Suite
The en-suite to this bedroom is fully tiled and a walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower with a tiled shelved recess to one wall, hand basin with a mixer tap and two drawers under and a low flush w.c. with concealed cistern, chrome ladder towel radiator, tiled flooring, Velux window to the sloping ceiling, recessed lighting to the ceiling, an extractor fan and tiled flooring.

## Outside
At the front of the property there is a drive extending to the garage and block paved paths extend across the front of the property to the entrance door and to the main garden area at the side. There are lawned areas at the front of the house, a car turning area and there is external lighting by the front door.

The main garden is positioned to the side of the bungalow and this is southerly facing ad has a porcelain slabbed patio next to the bi-folding doors from the living/dining kitchen and this leads onto a newly laid lawned garden with quality fencing to the boundaries. There is outside lighting provided at the rear and side of the property, external power points and an outside water supply and a pathway extends around the rear and left hand side of the bungalow helping to provide access to all sides of the property.

## Garage
22' x 11' approx (6.71m x 3.35m approx)
The adjoining brick garage has a pitched tiled roof and will have a roller shutter door to the front and personal door to the side, power points are provided and there will be storage in the roof space.

## Directions
Proceed out of Long Eaton on Nottingham Road. Continue to the traffic lights turning left onto High Road. Just as the road bends on the left hand turning, turn right into Chetwynd Road.
8961MP

## Agents Notes
There are AI photos on this property.

For further information about the stamp duty option, speak to Mark Philpott at Robert Ellis.

Robert Ellis
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR

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.
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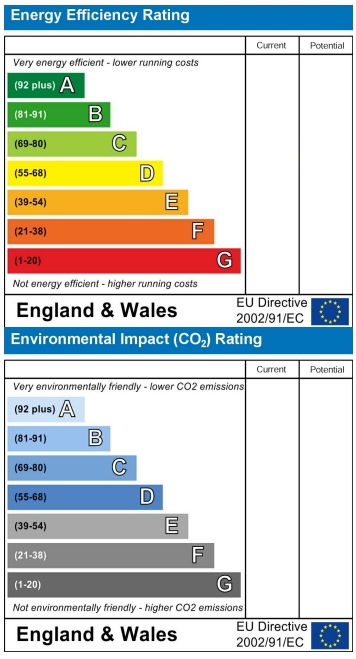


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