



St. Georges Drive,
Toton, Nottingham
NG9 6PR

£525,000 Freehold



A FOUR BEDROOM DETACHED, EXECUTIVE FAMILY PROPERTY FOUND IN A CUL-DE-SAC LOCATION.

Robert Ellis are extremely pleased to bring the market this extended, immaculate 4/5 bedroom detached family property, situated within a sought after cul de sac in Toton. The property offers extended spacious accommodation over two floors with a magnificent open plan living/dining/kitchen to the ground floor. There is a driveway providing ample off-road vehicle hard standing and a low maintenance landscaped garden at the rear. To fully appreciate the size and quality of accommodation on offer a viewing comes highly recommended.

The property is constructed of a brick external elevation, all under a tiled roof. In brief the accommodation comprises entrance hallway, ground floor cloakroom, bay fronted living room with internal doors leading through to dining room. There is a modern open plan fitted Stephen Christopher designed living/dining/kitchen. This offers flexible family living accommodation to the ground floor with bi-fold doors leading to the low maintenance landscaped garden. There is a large island unit providing additional breakfast bar over with sitting space. Utility room and additional fifth bedroom/study to the ground floor of the property. The first floor landing then provides access to four bedrooms, the principal bedroom having en suite facilities and refitted family bathroom. As previously mentioned, to the front elevation, there is a driveway providing off-street vehicle hard standing, whilst to the rear is a landscaped garden.

The property is situated within easy reach of the Tesco Superstore on Swiney way along with numerous other retail outlets found in the nearby towns of Long Eaton and Beeston, excellent schools for all ages, including George Spencer Academy. Health care facilities and transport links, including several local golf courses, walks in the picturesque Attenborough Nature Reserve with excellent transport links including the Nottingham Express Tram terminus, junction 25 of the M1, East Midlands Airport, Beeston, Long Eaton and East Midlands Parkway Stations and the A52 providing direct access to Nottingham and Derby.



Entrance Hallway

Modern UPVC double glazed, composite door to the front elevation, fixed double glazed panel to the side, wall mounted radiator, coving to the ceiling, recessed spotlights, staircase leading to the first floor landing, feature large format tiles with internal wooden doors leading through to:

Cloaks/w.c.

Corner vanity wash hand basin with storage cupboards below, low flush w.c., UPVC double glazed window to the front elevation, chrome heated towel rail, tiling to the floor, tiling to the walls and ceiling light points.

Living Room

17'9" x 11'1" approx (5.41m x 3.38m approx)

UPVC double glazed leaded bay window to the front, wall mounted radiator, laminate flooring, wall light points, coving to the ceiling, modern feature electric fireplace with stone hearth and surround, internal feature wooden doors leading through to dining room and open plan dining kitchen.

Extended Dining Kitchen

20'9" x 13'1" approx (6.32m x 3.99m approx)

Benefiting from a refitted Stephen Christopher kitchen incorporating matching contemporary wall and base units with incorporating Silestone worktop over with breakfast bar, integral appliances including Neff oven, integral Neff microwave with warming drawer below. Integrated fridge and freezer, ample storage cabinets, integrated dishwasher, 1½ bowl sink with swan-neck mixer tap over, boiling water tap, Neff induction hob, built-in extractor unit, ceiling light points, recessed spotlights to the ceiling, large format feature tiled floor with under floor heating to the extension, Velux windows to the rear elevation with bi-folding doors leading out to low maintenance landscaped garden at the rear. Opening through to sitting area and doors leading through to utility room and ground floor bedroom.

Sitting Area

8'7" x 9'9" approx (2.62m x 2.97m approx)

Open through to refitted kitchen, large format tiled floor, recessed spotlights to the ceiling, Velux roof lights with bi-fold doors leading to landscaped garden, archway leading through to dining room.

Dining Room

10'11" x 9'2" approx (3.33m x 2.79m approx)

Open through to sitting area, internal French doors to front reception room, wall mounted radiator, ceiling light point, coving to the ceiling, large feature format tiled flooring.

Utility Room

8'5" x 5'4" approx (2.57m x 1.63m approx)

Range of matching wall and base units, laminate work surface under. Space and plumbing for automatic washing machine, space for free-standing tumble dryer, UPVC double glazed door leading to garden, wall mounted radiator, internal door leading to ground floor bedroom.

Study/Family Room/Bedroom

16' x 7'8" approx (4.88m x 2.34m approx)

UPVC double glazed leaded window to the front elevation, ceiling light point, wall mounted electric heater, doorway leading through to utility.

First Floor Landing

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, loft access hatch, panel doors leading to bedrooms and bathroom.

Bedroom 1

13'5" x 11'2" approx (4.09m x 3.40m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in wardrobes offering additional storage space with dressing table and drawers, internal panel door leading to en suite shower room.

En-Suite

Modern three piece suite comprising walk-in shower enclosure with mains fed electric shower above, vanity wash hand basin, low flush w.c., chrome heated towel rail, UPVC double glazed window to the side, tiling to the walls, ceiling light point, UPVC double glazed window to the rear.

Bedroom 2

11'2" x 11'1" approx (3.40m x 3.38m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point and laminate floor covering.

Bedroom 3

11'1" x 9'9" approx (3.38m x 2.97m approx)

UPVC double glazed leaded window to the front, wall mounted radiator and ceiling light points.

Bedroom 4

9'11" x 8'2" approx (3.02m x 2.49m approx)

UPVC leaded double glazed window to the front elevation, wall mounted radiator and ceiling light points.

Bathroom

A modern white three piece suite comprising 'P' shaped panel bath with mains fed shower over, semi recessed vanity wash hand basin with storage cupboards below, low flush w.c., UPVC double glazed window to the side elevation, chrome heated towel rail, tiling to the walls and floor and storage cupboard providing additional storage space.

Outside

To the front of the property there is a driveway providing ample off-street vehicle hard standing and block paved pathway leading to the front entrance door. To the rear there is an enclosed landscaped garden with raised composite decked area, artificial lawn for ease of maintenance. Timber framed gazebo with cover, wooden shed and the garden is kept private by having fencing to the boundaries.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor Public House turn left into High Road which becomes Stapleford Lane, continue along taking a turning into St Georges Drive, follow the road to the cul-de-sac where the property is located on the left hand side clearly identified by our for sale board.

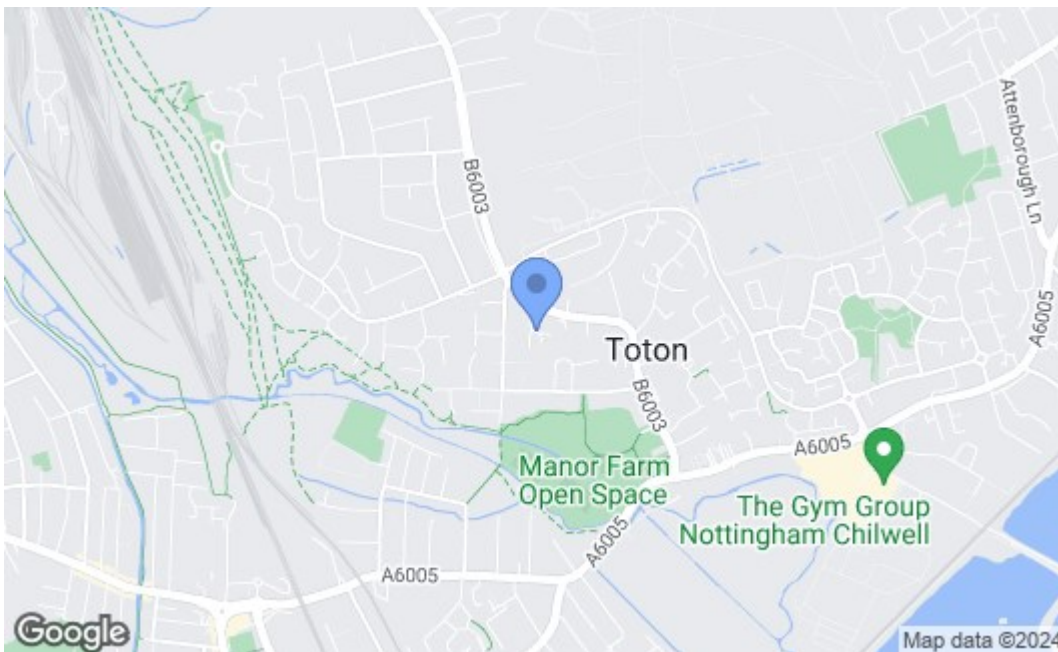
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Council Tax

Broxtowe Borough Council Band E



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			
		75	82
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.