



Carrfield Avenue,  
Toton, Nottingham  
NG9 6FB

**£365,000 Freehold**



THIS IS AN EXTENDED THREE BEDROOM DETACHED HOUSE WITH A STYLISH MONOCOUCHE RENDER TO THE EXTERNAL ELEVATIONS WHICH IS LOCATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Being situated at the head of Carrfield Avenue, this three bedroom detached property provides a lovely home which is well placed for easy access to the local schools for all ages in Toton which has been an important reason why people have wanted to move to the area over the past couple of decades. The property is situated at the head of a quiet cul-de-sac and is close to open playing fields which lead to walks between Toton and Long Eaton. For the size and layout 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 all that is included in this lovely home for themselves. As well as the local schools there are other excellent amenities and facilities and several transport links which includes the latest extension to the Nottingham tram system which terminates at Toton, all of which have contributed to making Toton a very popular and convenient place to live.

The property is constructed of brick with a stylish monocouche render to the external elevations under a pitched tiled roof and having been recently extended at the front to create an entrance hall, derives all the benefits of gas central heating and double glazing, the accommodation includes an entrance hall, reception hall, ground floor w.c., lounge, dining room, conservatory and the exclusively fitted kitchen which has Shaker style units with integrated appliances. To the first floor the landing leads to the three bedrooms and the luxurious bathroom which has a corner bath and separate walk-in mains flow shower. Outside there is a recently laid resin driveway at the front with a path leading down the right hand side of the house and across the front, there is a lawn with borders to the front and coniferous hedging and fencing to the boundaries. At the rear of the property there is a large slatted patio area with a step leading to a lawned garden which has borders to the sides and a path leads to the double garage which is positioned at the bottom and there is also a large wooden shed (17'8" x 8") which will remain at the property when it is sold.

The property is within easy reach of the Tesco superstore on Swiney Way as well as many other shopping facilities found in the nearby towns of Long Eaton and Beeston as well as at the Chilwell Retail Parks where there is a M&S food store, Next, TK Maxx and several coffee eateries. There are excellent schools for all ages, healthcare and sports facilities which include several local golf courses, walks at the adjacent Toton Fields and picturesque Attenborough Nature Reserve and as well as the Nottingham tram system, the 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 easy access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with inset leaded opaque glazed panels and brushed stainless steel fittings with opaque double glazed panels to either side leading to:

#### Hallway

Opaque double glazed, project Kamdean style flooring which extends through into the reception hall and a door with inset glazed panels leading to:

#### Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, radiator and project Kamdean style flooring.

#### Ground Floor w.c.

Having a low flush w.c. and corner hand basin with a mixer tap, cupboard under and a tiled splashback, chrome ladder towel radiator and project Kamdean style flooring.

#### Lounge

13'6" x 12' approx (4.11m x 3.66m approx)

Double glazed window with fitted vertical blinds to the front, coal effect gas fire set in an Adam style surround with a marble effect inset and hearth, cornice to the wall and ceiling, radiator and two wall lights.

#### Dining Room

11'10" x 11' approx (3.61m x 3.35m approx)

Double glazed, double opening French doors leading into the conservatory, radiator and cornice to the wall and ceiling.

#### Conservatory

12'4" x 9'4" approx (3.76m x 2.84m approx)

Double opening, double glazed doors leading out to the rear garden, double glazed full height windows with fitted blinds to the rear and right hand side with opaque double glazed eye level windows to the left hand side, tiled flooring, vaulted polycarbonate roof and two wall lights.

#### Kitchen

11'10" to 9'6" x 8'4" approx (3.61m to 2.90m x 2.54m approx)

The exclusively fitted kitchen has cream Shaker style units with brushed stainless steel fittings and wood grain effect work surfaces and includes a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has cupboards, two fridges, drawers and an oven below, matching eye level wall cupboards with a hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear, half double glazed door leading out to the side of the property and a shelved pantry with an opaque double glazed window to the side.

#### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft, opaque double glazed window with vertical blinds to the side and cornice to the wall and ceiling.

#### Bedroom 1

13'7" x 10' plus wardrobes (4.14m x 3.05m plus wardrobes)

Double glazed window with fitted vertical blinds to the front, range of wardrobes with cupboards above extending along one wall and a radiator.

#### Bedroom 2

12' x 11'10" approx (3.66m x 3.61m approx)

Double glazed window with fitted vertical blinds to the rear, radiator, cornice to the wall and ceiling and the combination gas boiler is housed in the built-in airing/storage cupboard.

#### Bedroom 3

8' x 7'4" approx (2.44m x 2.24m approx)

Double glazed window with fitted vertical blind to the front, radiator and cornice to the wall and ceiling.

#### Bathroom

The luxurious bathroom has a corner bath with a mixer tap and hand held shower with tiling to two walls, a large walk-in separate shower having a mains flow shower system, tiling to two walls and a curved glazed door and protective screen, hand basin with mixer tap and double cupboard below and a mirror with a light and a glazed shelf to the wall above, low flush w.c., tiling to the walls by the sink and w.c. areas, two opaque double glazed windows with fitted blinds, mirror fronted wall cabinet, tiled flooring, recessed lighting to the ceiling, extractor fan and a chrome ladder towel radiator.

#### Outside

At the front of the property there is a recently laid resin drive with a path running across the front of the house and down the right hand side through a gate which provides access to the rear garden. There is a lawn with borders to the sides, a coniferous hedge to the front which helps to create privacy from the road and there is wooden fencing to the side boundaries and outside lighting by the front door and at the side of the property.

To the immediate rear of the property there is a slabbed patio area which has a step leading down to the lawned garden which has borders to the sides, there is an ornamental gravelled area with a pampas grass and rockery and the garden is kept private by having fencing to the right hand boundary and a fence and brickwork to the left hand side. There is an outside tap and lighting provided.

There is a path leading down from the main patio to the garage which is positioned at the bottom of the garden and the garage has a double width drive to the front and there is also parking for a motor home, caravan or similar vehicle next to the drive.

#### Garage

17'4" x 14'3" approx (5.28m x 4.34m approx)

The double width brick garage has an electrically operated roller door to the front and a half double glazed door and two double glazed windows to the side, power and lighting is provided in the garage and there is shelving and cupboards to the walls.

#### Shed

17'8" x 8' approx (5.38m x 2.44m approx)

The large detached wooden shed is positioned off the patio and provides an ideal storage/workshop facility, has double opening doors at the front, four windows with blinds to the side and power and lighting is provided.

#### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor pub turn left into High Road. Turn left into Portland Road and left into Canfield Avenue where the property can be found on the right.  
8363AMMP

#### Council Tax

Broxtowe Borough Council Band C

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Bt, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

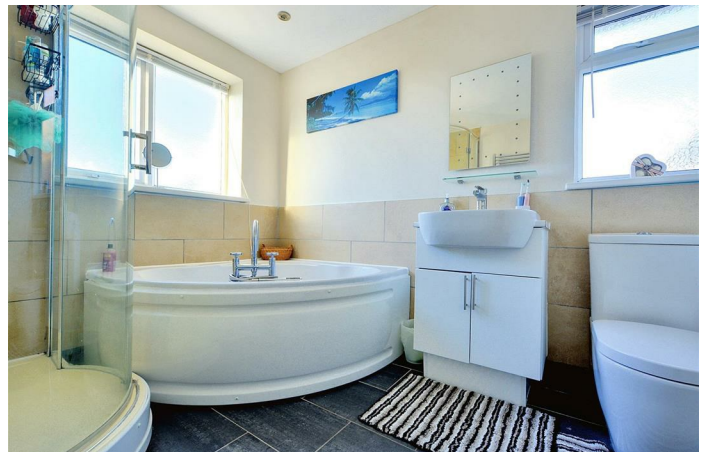
Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

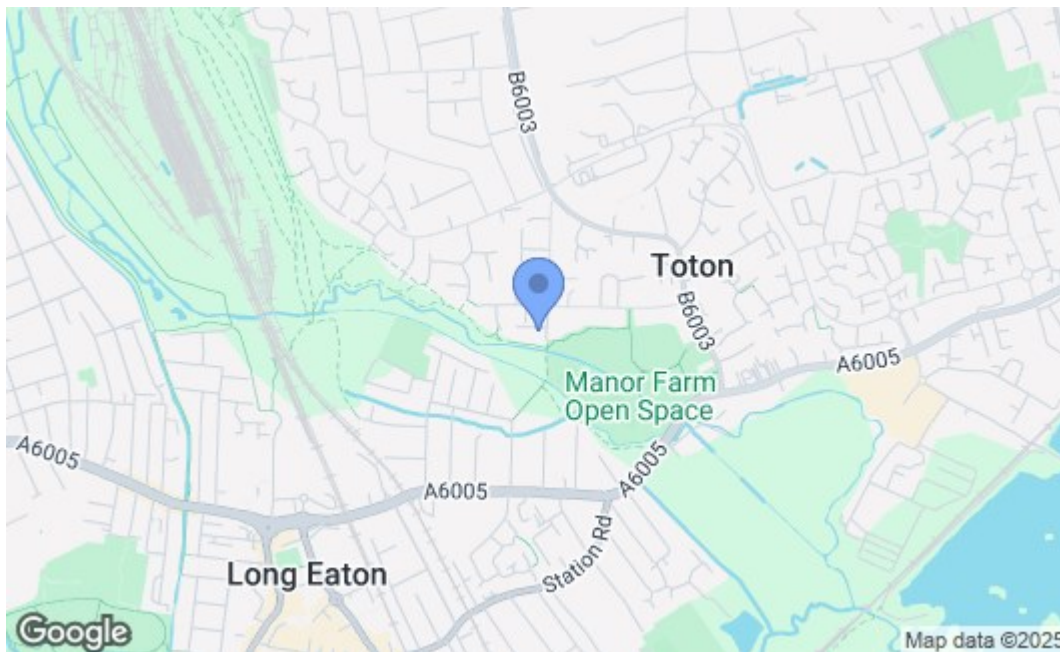
Any Legal Restrictions – No

Other Material Issues – No





**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			
		69	82
<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.