Robert Ellis

*look no further. . .*

High Road,
Toton, Nottingham
NG9 6EH

**£319,950 Freehold**

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THIS IS A FULLY UPDATED AND EXTENDED TRADITIONAL SEMI DETACHED HOME WHICH PROVIDES FOUR BEDROOM ACCOMMODATION WHICH IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Standing back from the High Road in the heart of Toton, this tastefully finished property has several features which we feel will appeal to people looking to purchase a property in this most sought after and desirable location. The property has an open plan feel to the ground floor living space with the split level through lounge which includes a dining area from which there are French doors leading to the private garden at the rear. The extended kitchen is also well fitted and the large bathroom includes a raised spa bath as well as a large walk-in shower/wet room area. The property has also been extended into the loft which provides a further large bedroom which could alternatively be a further sitting room, office or something similar and this room is accessed via a feature open tread staircase from the first floor landing. For all that is included in this lovely and individual home to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see the whole property for themselves.

The property is constructed of brick under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and double glazing and includes a fully enclosed porch leading through into the reception hall which has stairs leading to the first floor and as with the rest of the internal doors in the house has an oak panelled door leading into the through lounge and from this room there is a further oak panelled door taking you into the breakfast kitchen which has a utility room off and a glazed door leading out to the rear garden. The first floor landing leads to three bedrooms and the enlarged luxurious bathroom and to the second floor there is the attic bedroom. Outside there is a car standing area for several vehicles at the front of the house and access via the right to the rear with space at the side providing the opportunity for a new owner to extend the house if this was something they might want to do in the future. The rear garden is private and has decking to the immediate rear of the property leading onto a lawned garden which has a raised bed and is kept private by having fencing, brickwork and hedging to the boundaries.

Toton is a sought after residential area to the West of Nottingham which is well known for its excellent local schools for all ages, there is a Tesco superstore on Swiney Way with many other retail outlets being found in the nearby towns of Beeston and Long Eaton as well as at Chilwell Retail Park where there is an M&S Food Store, Next, TK Maxx and many other outlets as well as coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and at Toton Fields and the excellent 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.

## Porch
Fully enclosed porch having a UPVC door with two inset opaque glazed panels and matching side panel and double glazed door leading to:

## Reception Hallway
Stairs with balustrade leading to the first floor, oak panelled doors to the storage/cloaks cupboard and lounge, radiator and wooden flooring which extends into the through lounge.

## Lounge/Dining Room
26'2 x 11'8 approx (7.98m x 3.56m approx)
This split level room has a double glazed window to the front and double opening double glazed French doors with side panels leading out to the rear garden, two radiators, wooden flooring, oak door to the kitchen and TV aerial point and power point for a wall mounted TV.

## Kitchen
19'7 x 16'8 approx (5.97m x 5.08m approx)
The kitchen has cream Shaker style units with stainless steel fittings and includes a sink with mixer tap and a four ring hob set in a work surface which extends to two walls and has space for a dishwasher, cupboards and drawers below with the work surface extending into a breakfast/seating area, matching eye level wall cupboards with a hood and back plate to the cooking area, tiling to the walls by the work surface areas and the sills by the double glazed windows to the rear and side, recessed lights to the ceiling, full double glazed door leading out to the rear garden, space for a large American fridge/freezer, tiled flooring which extends through an oak panelled door into:

## Utility Room
6'8 x 5'4 approx (2.03m x 1.63m approx)
The utility area has plumbing and space for both an automatic washing machine and tumble dryer, wall mounted boiler and tiled flooring.

## First Floor Landing
The feature balustrade continues from the stairs onto he landing where there is a second open tread flight of stairs with feature balustrade leading to the second floor with there being an original stained glass window to the side and there are oak panelled doors leading to:

## Bedroom 1
14'8 x 11'9 approx (4.47m x 3.58m approx)
Double glazed window to the front and radiator.

## Bedroom 2
12' x 10'10 approx (3.66m x 3.30m approx)
Double glazed window to the rear and radiator.

## Bedroom 3
6'9 x 5'10 approx (2.06m x 1.78m approx)
Double glazed window to the front and radiator.

## Bathroom
18'5 x 6'8 approx (5.61m x 2.03m approx)
The large bathroom is something of a feature of the property and has a raised spa bath with mixer taps set in a tiled surface, walk-in shower/wet room area with a mains flow shower system including a rainwater shower and having a protective screen, hand basin with mixer tap and tiled splashback, low flush w.c., tiling to the walls by the bath and shower areas, opaque double glazed windows to the rear and side, chrome ladder heated towel radiator, tiled flooring, fitted shelving to one wall, recessed lighting to the ceiling.

## Second Floor Landing
Opaque double glazed window to the side and oak panelled door to:

## Bedroom 4/Attic Room
17' x 11' plus recesses (5.18m x 3.35m plus recesses)
Double glazed window to the rear with a Velux window in the sloping ceiling to the front, access to storage space and recessed lighting to the ceiling.

## Outside
At the front of the property there is a large pebbled area which provides off the road parking for a number of vehicles and there is a fence to the right hand boundary and hedge to the left with a wall to the front. Double gates to the right hand side of the house provide access onto a driveway and to the rear garden. The rear garden has a decked area to the immediate rear of the house leading onto a lawn with a raised slate chipped bed. There is a shed to the bottom right hand corner and there is fencing to the right hand boundary, a wall to the rear and hedge to the left. There is an outside water supply and lighting provided.

## Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road where the property can be found as identified by our for sale board.
6443AMMP

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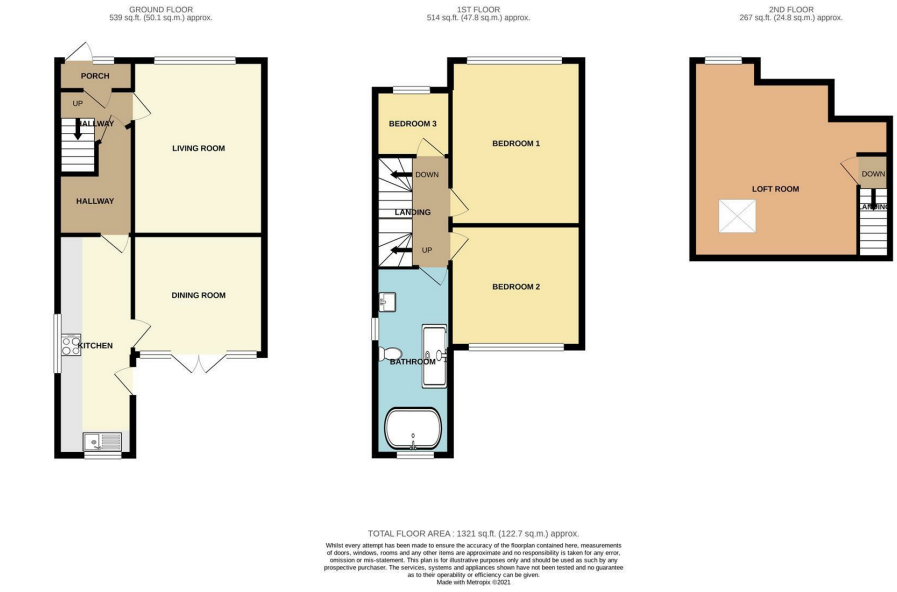

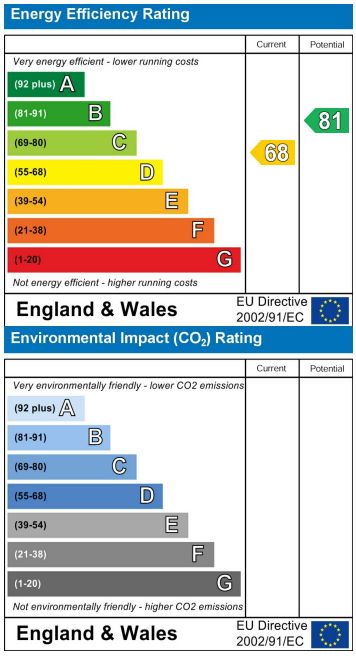


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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