Robert Ellis

look no further...

Woodstock Road,
Toton, Nottingham
NG9 6HW

£335,000 Freehold

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THIS IS A TRADITIONAL THREE BEDROOM DETACHED HOME WHICH HAS RECENTLY UNDERGONE A REFURBISHMENT AND UPGRADE PROGRAMME AND IS NOW READY FOR IMMEDIATE OCCUPATION.

Being located on Woodstock Road in the heart of Toton, this three bedroom bay fronted detached property has had an upgrade programme carried out which has included re-wiring, a new heating system, a newly installed kitchen and a luxurious new bathroom which has a mains flow shower over the bath. The property is being sold with the benefit of NO UPWARD CHAIN and 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. The property is well placed for local schools in Toton which have been one of the main reasons people have wanted to move to this area over the past couple of decades. The property is also situated close to excellent transport links, including the latest extension of the Nottingham tram system which terminates in Toton as well as many other amenities and facilities.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation included derives all the benefits of having gas central heating, double glazing and there will be new floor coverings throughout. The accommodation includes an open porch leading through the front door to the reception hall, which has a doors into the lounge and the dining kitchen which has newly fitted Shaker style units and integrated cooking appliances and off the kitchen there is a garden room and a utility area. To the first floor the landing leads to three good size bedrooms and the newly fitted bathroom which has a white suite complete with a mains flow shower over the bath. Outside there is an adjoining brick garage to the right, an easily managed garden and drive at the front and at the rear there is a large, mainly lawned private garden which overlooks open playing fields and being South facing is a lovely place to sit and enjoy outside living.

The property is within easy reach of the Tesco superstore on Swiney Way as well as many other retail outlets found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, Halfords, TK Maxx and several coffee eateries, there are healthcare and sports facilities which include several local golf courses, the excellent schools for all ages which are within walking distance of the property, walks at Toton Fields and the nearby picturesque Attenborough Nature Reserve and as well as the tram system, 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.

Porch
Open porch with a tiled floor leading through a UPVC front door with inset glazed panels and opaque double glazed side panels to:

Reception Hall
Stairs with balustrade leading to the first floor, radiator, recessed lighting to the ceiling, understairs cupboard housing the gas and electricity meters and electric consumer unit.

Lounge/Sitting Room
15'5 x 11'4 approx (4.70m x 3.45m approx)
Double glazed bay window to the front, radiator, feature wooden Adam style fireplace with flame effect electric fire having an inset and hearth and a radiator.

Dining Kitchen
18'3 x 8'3 approx (5.56m x 2.51m approx)
The dining kitchen has been re-fitted and has a 1½ bowl stainless steel sink with a mixer tap and a four ring hob set in an L shaped work surface with space for a dishwasher, cupboards, an oven and drawers below, a Main boiler is housed in a fitted cupboard, matching wall cupboard, double glazed windows to the rear and side, radiator, recessed lighting to the ceiling, Georgian glazed door with windows to either side leading to:

Garden Room
6'4 x 6'3 approx (1.93m x 1.91m approx)
Sliding patio doors leading out to the garden, full height double glazed window to the rear, tiled flooring, pine panelled ceiling and an archway through to:

Utility Area
This most useful area off the kitchen has a Belfast sink with a tiled splashback and double cupboard under, space and plumbing for an automatic washing machine and shelving to the walls.

First Floor Landing
The balustrade continues from the stairs onto the landing, double glazed window to the side and a hatch to the loft.

Bedroom 1
13'2 x 11'4 approx (4.01m x 3.45m approx)
Double glazed bay window to the front, radiator and six power points.

Bedroom 2
11'7 x 11'4 approx (3.53m x 3.45m approx)
Double glazed window with a view over the garden and playing fields beyond, radiator and six power points.

Bedroom 3
6'10 x 8'5 approx (2.08m x 2.57m approx)
Double glazed window to the front, radiator and a double built-in wardrobe over the bulk head of the stairs.

Bathroom
The bathroom has a brand new white suite including a panelled bath with mixer tap and a mains flow shower over including a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, hand basin with mixer tap and a tiled splashback with a double cupboard under and low flush w.c., double built-in storage cupboard, chrome ladder towel radiator, recessed lighting to the ceiling and an opaque double glazed window.

Outside
At the front of the property there is a drive in front of the garage and a paved garden area with beds to three sides with a wall to the front boundary and there are outside lights to either side of the porch.

The rear garden is an important feature of this lovely home as it has an open aspect over playing fields at the rear. There is a concrete patio with steps leading down to the main lawned garden which has an established bed to the right hand side and there is a wooden shed at the bottom of the garden, fencing to the side and rear boundaries, an outside light at the rear of the house and an outside tap is provided.

Garage
16' x 9' approx (4.88m x 2.74m approx)
There is a brick garage positioned to the right of the property with an up and over door to the front and a door and window leading out to the rear.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left into High Road. Turn left after the traffic lights into Woodstock Road and continue along where the property can be found on the right.
8071MP

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
Broadband Speed - Standard 5mbps, Superfast 74mbps, Ultrafast 1000mbps
Phone Signal – EE, 02
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

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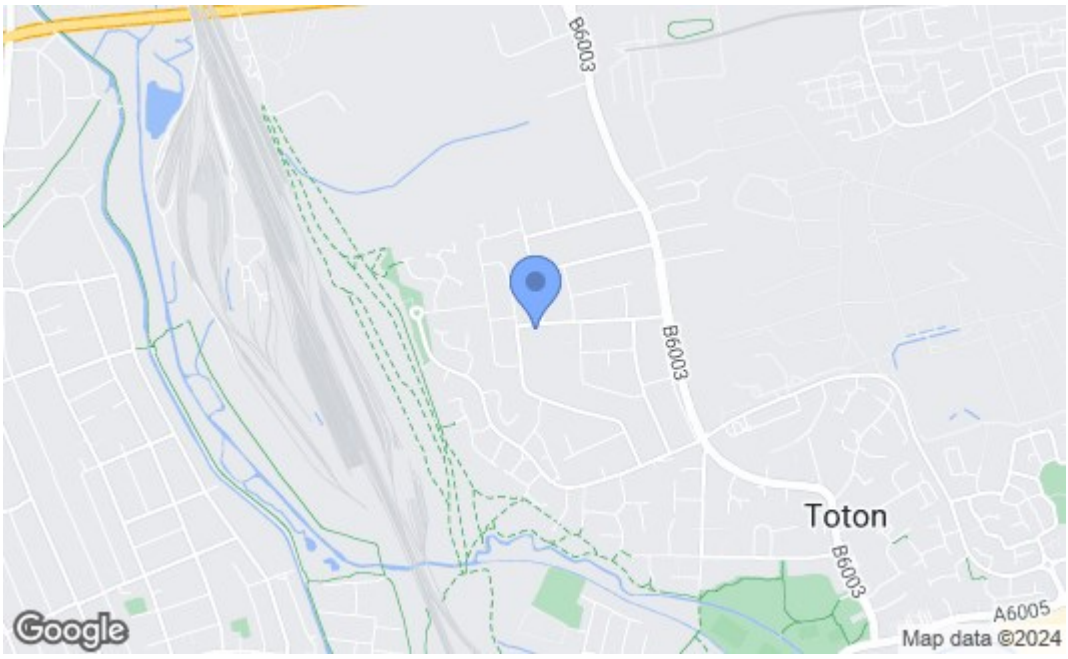

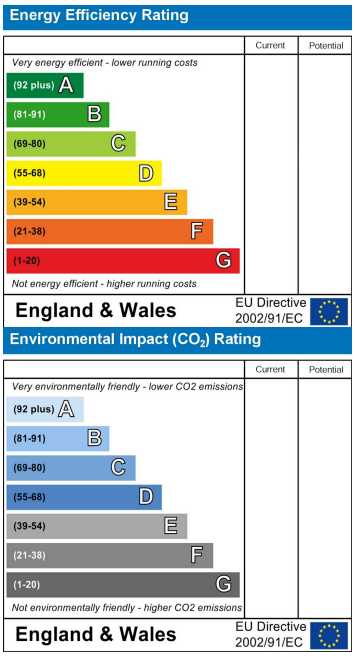

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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