Robert Ellis

*look no further...*

Darley Avenue,
Toton, Nottingham
NG9 6JP

**£239,995 Freehold**

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THIS IS A TRADITIONAL BAY FRONT, EXTENDED THREE BEDROOM SEMI DETACHED HOUSE FOUND IN A POPULAR AREA.

Being located on Darley Avenue, this traditional bay fronted semi detached property and is being sold with the benefit of no upward chain and offers a home which has had a large ground floor extension added which provides additional living space that can be used as a dining area, sitting room, study/office or as an additional bedroom as there is a ground floor shower room/w.c. next to this open plan space. For all that is included in this lovely home to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the size of the accommodation for themselves. Toton is a sought after residential area with excellent local schools which are all within walking distance of this property and many other amenities and facilities as well as excellent transport links, all of which has helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof to the main property and the accommodation included derives all the benefits of gas central heating and double glazing. In brief the house includes a reception hall, through lounge which includes a dining area and kitchen which is well fitted with extensive ranges of wall and base units and integrated appliances. Off the kitchen there is the additional ground floor living space which could have several different uses and there is also the ground floor shower room/w.c. To the first floor the landing leads to the three bedrooms and bathroom which is tiled with a white suite with there being a shower over the bath. Outside there is a wide garden to the front which is paved and has various borders with hedging and walls to the boundaries and at the rear there is a private courtyard style garden which is South facing and provides a lovely place to sit and enjoy outside living.

The property is within easy reach of the Tesco superstore on Swiney Way and there are many other shopping retail outlets at the nearby towns of Beeston and Long Eaton as well as the Chilwell Retail Parks where there is an M&S food store, TK Maxx and several coffee eateries, there are the excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, the latest extension to the Nottingham Tram which terminates in Toton, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway and the A52 and other main rods provides good access to Nottingham, Derby and other East Midlands towns and cities.

## Entrance Hallway
With UPVC double glazed entrance door to the front elevation with double glazed panel to the side, stairs to first floor, laminate flooring, wall mounted radiator, telephone point, wall mounted electrical consumer unit and panelled doors to:

## Living/Dining Room
22'9 x 11'10 approx (6.93m x 3.61m approx)
This through room benefits from having a double aspect with UPVC double glazed bay window to the front elevation and UPVC double glazed window to the rear, two wall mounted radiators, picture rail, coving to the ceiling, feature decorative fireplace incorporating wooden surround with stone hearth and back panel, TV point, satellite and telephone points.

## Kitchen
9'9 x 8'3 approx (2.97m x 2.51m approx)
With a range of modern wall and base units incorporating a roll edged work surface over, 1½ bowl stainless steel sink with modern swan neck mixer tap above, tiled splashbacks, space and plumbing for automatic washing machine, UPVC double glazed window to the rear, integrated oven with five ring ceramic hob above and extractor hood over, wall mounted radiator, shelving, integrated fridge and dishwasher, laminate flooring and archway leading to:

## Kitchen Extension Area
21'6 x 19'10 approx (6.55m x 6.05m approx)
This extended kitchen area offers useful versatile living space with a range of matching contemporary wall and base units with roll edged work surface over, two integrated freezers, space and point for free standing tumble dryer, understairs cupboard providing useful additional storage space, breakfast bar, tiled splashbacks, two UPVC double glazed windows to the front elevation and UPVC double glazed door to the rear leading out to the enclosed courtyard style garden, wall mounted radiator, laminate flooring, coving to the ceiling, TV and telephone points. Panelled door to:

## Shower Room
6'10 x 4'10 approx (2.08m x 1.47m approx)
This modern white three piece suite comprises walk-in shower enclosure with electric shower above, pedestal wash hand basin and low flush w.c., UPVC double glazed window to the rear elevation, tiled splashbacks, coving to the ceiling, wall light point, ceiling light point, extractor fan and wall mounted radiator.

## First Floor Landing
With UPVC double glazed window to the side elevation, loft access hatch leading to part boarded loft space, panelled doors to:

## Bedroom 1
12'8 x 11'8 approx (3.86m x 3.56m approx)
UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, laminate flooring and coving to the ceiling.

## Bedroom 2
11'6 x 10'9 approx (3.51m x 3.28m approx)
With UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, airing cupboard housing refitted Worcester Bosch gas central heating combination boiler.

## Bedroom 3
6'11 x 6'6 approx (2.11m x 1.98m approx)
With UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring and built-in shelving.

## Bathroom
A modern white three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin and low flush w.c., UPVC double glazed window to the rear elevation, tiled splashbacks and a wall mounted radiator.

## Outside
The property sits on a corner plot with an easy to maintain garden with brick wall and shrub borders. Double driveway providing off the road vehicle hard standing and leading to the integral brick built store. To the rear of the property there is a small South facing garden with landscaped stone patio.

## Brick Built Store
7'4 x 2'11 approx (2.24m x 0.89m approx)
With double doors to the front elevation leading to the integral store. Benefiting from light and power whilst offering useful additional storage space.

## Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto High Road which then becomes Stapleford Lane. Proceed through the next set of lights and up the hill taking the turning on the left towards the top onto Darley Avenue where the property can be found on the left as identified by our for sale board.
7050AMMP

## Council Tax
Band C - £1,945

GROUND FLOOR

1ST FLOOR

35 DARLEY AVENUE, TOTON NG9 6JP

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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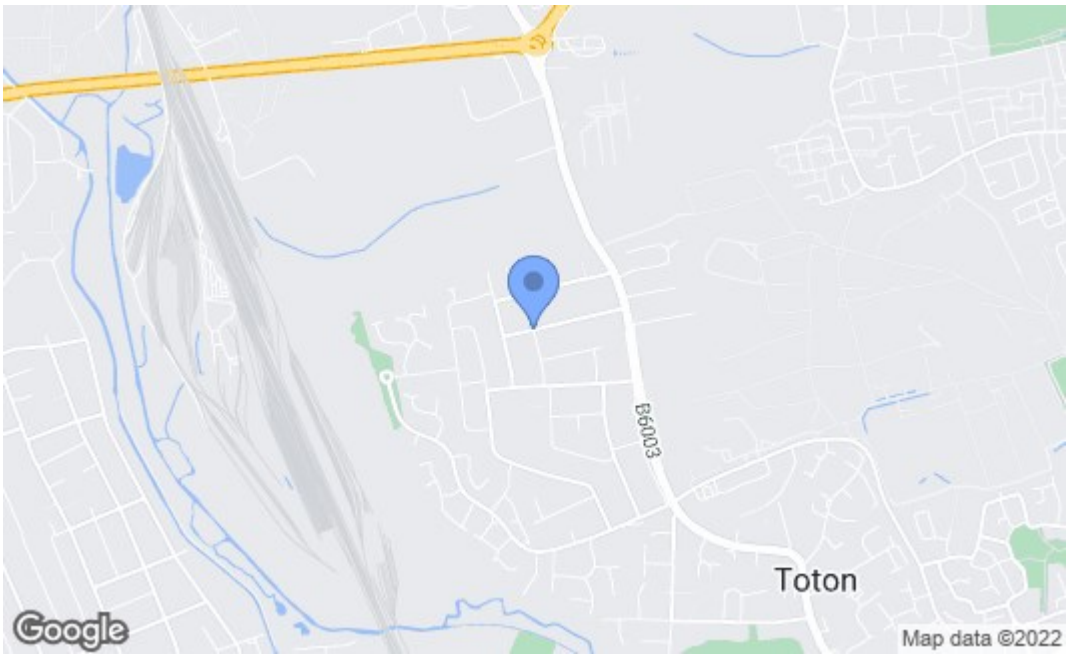


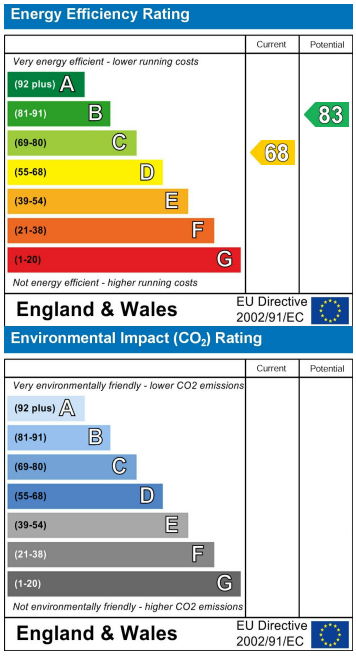


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