Robert Ellis

look no further...

Inchwood Close,
Toton, Nottingham
NG9 6FH

Price Guide £275-285,000

Freehold

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TUCKED AWAY FROM THE HUSTLE AD BUSTLE OF EVERY DAY LIFE CAN BE FOUND THIS THREE BEDROOM CHALET STYLE DETACHED HOUSE.

Located at the head of a small cul-de-sac, Inchwood Close is an unadopted road serving five properties located in the heart of Toton. Situated in this fantastic suburb, great for families of all ages and commuters alike as highly regarded schools are within walking distance as is a regular bus service and the property is within easy reach of supermarkets such as Tesco Extra and Chilwell Retail Park. The vibrant towns of Beeston and Long Eaton are also within easy reach and for those who enjoy the outdoors Attenborough Nature Reserve is less than a mile away. For those wishing to commute the A52, J25 of the M1 motorway and park and ride for the Nottingham Tram is a short drive away.

The property itself comes to the market with no upward chain, benefits from gas central heating served from a combination boiler, double glazed widows throughout and has versatile accommodation which comprises of an entrance hall, lounge/dining room, fitted kitchen, ground floor double bedroom which could equally be used as a second reception room and a ground floor shower room/w.c. To the first floor the landing provides access to two double bedrooms and cloakroom/w.c.

Set back from the road with driveway and car standing, single garage and generous rear gardens.

Offering great potential for a variety of buyers, an early internal viewing is highly recommended.

Entrance Hall
Side double glazed entrance door, radiator, doors to ground floor rooms and dog-leg staircase leading to the first floor.

Lounge/Dining Room
19'9" x 11'0" approx (6.03m x 3.36m approx)
Radiator, double glazed window to the front and patio door to the rear garden.

Kitchen
14'1" x 9'6" approx (4.3m x 2.92m approx)
Fitted range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over, plumbing and space for washing machine and dishwasher. Double glazed window and door to the rear.

Bedroom 3
10'10" x 9'6" approx (3.32m x 2.91m approx)
This could equally be used as a second sitting room or dining room, with a radiator and a double glazed window to the front.

Shower Room
Incorporatinga three piece suite comprising of a wash hand basin, low flush w.c. and shower cubicle with thermostatic controlled shower, partially tiled walls, radiator, double glazed window.

First Floor Landing
This spacious landing has a useful fitted cupboards and built-in linen cupboard housing the gas combination boiler.

Bedroom 1
14'10" x 9'6" approx (4.54m x 2.91m approx)
Fitted wardrobes, useful eaves storage space, radiator, double glazed window to the front.

Bedroom 2
12'11" to wardrobes x 9'6" approx (3.96m to wardrobes x 2.9m approx)
Fitted wardrobes to one wall, radiator, double glazed window to the rear.

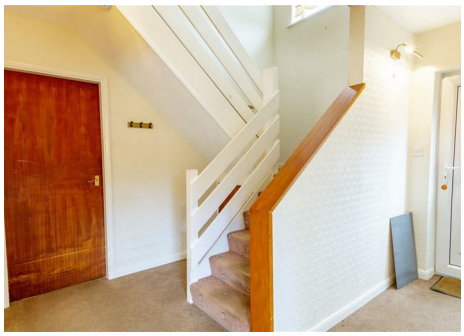
Cloaks/w.c.
Housing a two piece suite comprising wash hand basin and low flush w.c. Double glazed window.

Outside
The property is set back from the road in a head of a cul-de-sac position with the front garden laid to lawn with mature shrubs to enhance privacy. A driveway provides off street parking and leads a;ong the side of the property to a single garage. The rear garden is enclosed, laid to lawn with patio, mature shrubs and a garden shed.

Garage
18'4" x 8'10" approx (5.6m x 2.7m approx)
Up and over door, light and power.

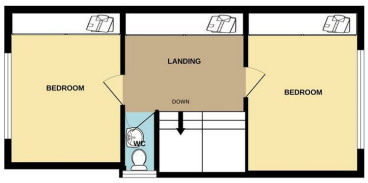
Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left onto High Road which then becomes Stapleford Lane. Turn left onto Portland Road, right onto Carrfield Avenue and first right onto Inchwood Close where the property can be found as identified by our for sale board.
7022AMPS

Council Tax
Band D



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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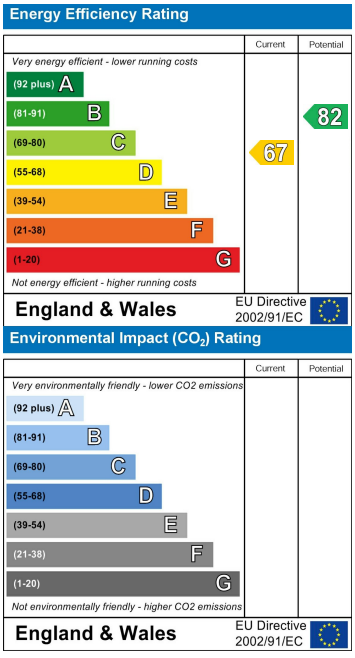

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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