



4 The Crescent,
Toton, Nottingham
NG9 6FU

£295,000



THIS DECEIVINGLY SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY HAS AN EN-SUITE TO THE MASTER BEDROOM AND SPACIOUS ACCOMMODATION TO THE GROUND FLOOR. THE PROPERTY ALSO COMPRISES SIX GARAGES.

Situated at the head of this quiet cul-de-sac in the heart of Toton, the property provides spacious accommodation over two floors and for the full extent of the garden and property to be appreciated, an early viewing comes highly recommended. Being well placed for easy access to all the local amenities and facilities Toton and the surrounding area has to offer, including the excellent transport links, all of which have helped to make this such a popular and convenient place for people to live.

The property stands back from The Crescent and has a driveway to the front elevation with a landscaped garden to the rear. In brief the accommodation comprises entrance storm porch, entrance hallway, bay front living room, large sitting room, dining kitchen and to the first floor there are three bedrooms, bathroom and en-suite bathroom to the master bedroom. Outside to the front there is a driveway providing off the road vehicle hard standing while to the rear there is an enclosed landscaped garden with large paved patio area, raised decked area, mature shrubs and trees planted to the borders and space for garden summerhouse.

The property is within easy reach of the Tesco superstore on Swiney Way with many other shopping facilities being found in the nearby towns of Beeston, Long Eaton and Stapleford with the Chilwell retail park being a short drive away where there is an M&S food store, Next, TK Maxx and a number of other outlets. If required there are schools for all ages which has been an important reason why people have wanted to move into Toton over the last couple of decades, there are healthcare and sports facilities including several local golf courses, walks across the nearby fields or at the 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, Attenborough, Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Storm Porch

UPVC double glazed leaded door to the front with fixed double glazed leaded panel, quarry tiled floor and original stained glass and leaded door to:

Entrance Hall

UPVC double glazed leaded window to the side, wall mounted radiator, stairs to the first floor, ceiling light point and internal panelled doors to:

Dining Room

14'6" x 11'4" approx (4.42m x 3.45m approx)

UPVC double glazed sectional bay window to the front, stripped wood flooring, ceiling light point, picture rail, wall mounted radiator, feature fireplace incorporating wooden surround with tiled hearth and brick surround with open grate for open fire.

Living Room

17'11" x 13'2" approx (5.46m x 4.01m approx)

UPVC double glazed picture window to the side, feature fireplace incorporating wooden surround with tiled hearth and back panel and four bar gas fire, ceiling light point, wall light point, picture rail, wall mounted radiator and internal panelled door to:

Kitchen

17'10" x 8'1" approx (5.44m x 2.46m approx)

With two UPVC double glazed leaded windows to the rear and glazed window to the side, stainless steel sink with hot and cold taps, space and point for free standing 'Range' cooker, space and plumbing for automatic washing machine, range of matching base units with roll edged laminate work surface over, tiled splashbacks, tiling to the floor, ceiling light point, space and point for free standing freezer, wall mounted 'Worcester Bosch' gas central heating combination boiler (approx 3 years old), direct access to the landscaped rear garden.

First Floor Landing

With original stained glass leaded feature window to the side, loft access hatch with pull down loft ladder, original panelled doors to:

Bedroom 1

18'9" x 11' approx (5.72m x 3.35m approx)

UPVC double glazed leaded window to the rear, wall mounted radiator, ceiling light point, wall light point and picture rail. Internal semi glazed door to:

En-Suite Bathroom

8'4" x 6'8" approx (2.54m x 2.03m approx)

UPVC double glazed window to the rear, panelled bath with electric 'Triton' shower over, pedestal wash hand basin, low flush w.c., tiled splashbacks, heated towel rail, recessed spotlights to the ceiling.

Bedroom 2

15'6" x 10'11" approx (4.72m x 3.33m approx)

UPVC double glazed leaded picture window to the front, ceiling light point, picture rail and built-in wardrobes providing ample additional storage.

Bedroom 3

7'11" x 6'6" approx (2.41m x 1.98m approx)

UPVC double glazed leaded window to the front, wall mounted radiator, ceiling light point and picture rail.

Bathroom

White three piece suite comprising white panelled bath with electric 'Triton' shower above, pedestal wash hand basin and low flush w.c., UPVC double glazed window to the side, recessed spotlights to the ceiling, wall mounted radiator and tiled splashbacks.

Outside

The property sits towards the head of a quiet cul-de-sac with a tarmac driveway providing ample off the road vehicle hard standing, further driveway to the side leading to the enclosed garden at the rear. At the rear there is an enclosed garden with fencing to the borders, garden laid to lawn, raised paved patio area, mature shrubs and trees planted to the boundaries, raised decked area offering additional sitting space with space for a summerhouse. To the side of the property there are six garages along with further driveway space.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor public house turn left onto High Road. Continue along and as the road bends take the right hand turning into Chetwynd Road where The Crescent can be found as a turning on the right with the property can be found on the right.

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.