Robert Ellis

look no further. . .

Whitburn Road,
Toton, Nottingham
NG9 6HR

£450,000 Freehold

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THIS IS AN EXTENDED DETACHED HOME WHICH PROVIDES FOUR BEDROOM ACCOMMODATION WITH THE HOUSE BEING FINISHED TO THE HIGHEST STANDARD THROUGHOUT.

Being located on this most sought after road in Toton, this family home provides well proportioned accommodation with a lovely private Southerly facing garden to the rear. To see all that is included in the property, all interested parties must take a full inspection so they are able to see the whole property for themselves which will enable them to appreciate the exclusively fitted kitchen, luxurious en-suite and main family bathroom. The property is well placed for the excellent local schools which have gained an excellent reputation over the past couple of decades and to transport links which include the latest extension to the Nottingham tram system which terminates in Toton.

The property stands back from Whitburn Road with a block paved drive and car standing at the front and is constructed of brick to the external elevations under a pitched tiled roof. Deriving all the benefits of gas central heating and double glazing, this lovely home is entered through a stylish composite front door into the reception hall, there is a through lounge which includes a dining area, a large conservatory which connects the living accommodation to the private rear garden, the exclusively fitted and equipped kitchen which has cream finished units and granite work surfaces and off the kitchen there is a utility/laundry room and a ground floor w.c. To the first floor the landing leads to the four good size bedrooms, the main bedroom having a luxurious shower room en-suite and the enlarged family bathroom which has a separate shower as well as a bath. There is also a large attic room which could easily be converted into further bedroom space if this was required by a new owner and outside there is a part integral garage, block paved car standing at the front and a private Southerly facing garden which has an Indian sandstone patio extending across the rear of the house leading onto a lawn and at the bottom of the garden there is a most useful shed/workshop.

Whitburn Road is close to the Tesco superstore found on Swiney Way with more supermarkets and retail outlets found in the nearby towns of Beeston, Stapleford and Long Eaton, there are the excellent schools for all ages which are within walking distance of the house, walks at Toton Fields and the picturesque Attenborough Nature Reserve, healthcare and sports facilities which include several local golf courses and as well as the latest extension to the Nottingham tram system, the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Atenborough, 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 an arched entrance and outside lights leading through a stylish composite front door with two inset opaque glazed leaded panels and opaque glazed panels leading to:

Reception Hall
Stairs with feature balustrade leading to the first floor, wooden flooring, cornice to the wall and ceiling, understairs cloaks/storage cupboard and oak panelled door to:

Lounge/Dining Room
24'2 x 11'4 reducing to 9'10 approx (7.37m x 3.45m reducing to 3.00m approx)
Double glazed bay window to the front, double opening double glazed French doors leading into the conservatory, cornice to the wall and ceiling and two radiators, one of which is a feature vertical radiator.

Conservatory
13'10 x 10'10 max approx (4.22m x 3.30m max approx)
The conservatory has double opening double glazed French doors leading out to the rear garden, double glazed windows to the rear and side, vaulted glazed roof and radiator.

Kitchen
14'10 x 7'8 approx (4.52m x 2.34m approx)
The exclusively fitted kitchen has cream finished units with brushed stainless steel fittings and granite work surfaces with risers and includes a 1½ bowl sink with mixer taps set in a granite work surface which extends to two sides and has ranges of cupboards and integrated dishwasher below, four ring Neff induction hob set in a second granite work surface with cupboards and drawers under, double oven with drawer below and cupboard above, housing for an American fridge/freezer with a cupboard over, matching eye level wall cupboards with lighting under, hood and pelmet to the cooking area, double glazed windows to the rear and side, tiled flooring which extends through into the utility room and ground floor w.c., recessed lights to the ceiling and oak panelled door to the dining area.

Utility Room
9'2 reducuing to 5'8 x 8'2 approx (2.79m reducuing to 1.73m x 2.49m approx)
The utility room is fitted with cream units with brushed stainless steel fittings and has a sink set in an L shaped granite work surface with drawers and cupboards below, housing with matching doors to the units which provides space for both an automatic washing machine and tumble dryer, double glazed window to the rear, half opaque double glazed door leading out to the rear garden, radiator, recessed lights to the ceiling, tiled flooring and oak panelled doors to the ground floor w.c. and to the garage.

Ground Floor w.c.
Having a low flush w.c. with a concealed cistern, hand basin with mixer tap and cupboard below, mirror and tiled splashback to the wall by the sink, radiator and X-pelair fan.

First Floor Landing
The balustrade continues from the stairs onto the landing, cornice to the wall and ceiling, hatch with ladder to the large attic room and oak panelled doors to;

Bedroom 1
23'3 x 8'2 approx (7.09m x 2.49m approx)
Double glazed window to the front, cornice to the wall and ceiling, radiator and oak panelled door to:

En-Suite Shower Room
The luxurious en-suite shower room has a corner shower with shower boarding to two walls, a mains flow shower system, curved doors with protective screens, hand basin with mixer taps set in a surface with the w.c. having a concealed cistern, there is a range of fitted vanity cupboards beneath the sink and adjacent to the w.c., chrome heated ladder towel radiator, opaque double glazed window and recessed lights to the ceiling.

Bedroom 2
11'10 plus bay x 11'5 approx (3.61m plus bay x 3.48m approx)
Double glazed bay window to the front, radiator and cornice to the wall and ceiling.

Bedroom 3
12' x 11'5 approx (3.66m x 3.48m approx)
Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Bedroom 4
8' x 6'6 approx (2.44m x 1.98m approx)
Double glazed window to the front, radiator and cornice to the wall and ceiling.

Bathroom
The enlarged main family bathroom has a white suite including a panelled bath with central mixer taps, large corner shower with an Aqualisa mains flow shower system which can be operated from outside the shower, shower boarding to two walls and curved doors with protective screens, sink with mixer taps, low flush w.c. with a concealed cistern, the sink and w.c. which are set in a fitting which extends to two walls and has a range of vanity cupboards below the surface, tiling to the walls by the bath and sink areas, tiled flooring, opaque double glazed window, recessed lights to the ceiling and a chrome heated ladder towel radiator.

Attic Room
16'10 max x 14'10 approx (5.13m max x 4.52m approx)
This most useful L shaped loft room has two Velux windows, a radiator, four access points to loft storage space and carpeted flooring. There are power points and recessed lighting provided and we are sure this attic room could easily be converted to further bedroom space if this was required by a new owner in the future, subject to obtaining the necessary permissions.

Outside
At the front of the property there is a block paved car standing area for two vehicles and there is a wall to the front and left boundary with a fence to the right. The rear garden is Southerly facing and has an Indian sandstone patio extending across the rear of the property with there being a brick edged lawn with borders to the sides and the gardens being kept private by having fencing to the three boundaries. There is an outside water supply and lighting provided in the rear garden.

Garage
21'6 x 8'6 approx (6.55m x 2.59m approx)
The garage has an electric up and over door and an internal door leading to the utility room, fitted work benches and the garage has its own electric consumer unit and there are power points and lighting provided.

Workshop/Shed
8'10 x 7'9 approx (2.69m x 2.36m approx)
The shed is positioned at the bottom of the garden and is a concrete sectional building with a metal door.

Directions
proceed out of Long Eaton along Nottingham Road, turning left at the traffic lights into High Road. Proceed to the main Banks Road junction, and take a left turning into Banks Road. Turn second right into Seaburn Road and left into Whitburn Road whereby the property may be located on the left hand side.
6987AMMP

Council Tax
Band C - £1945

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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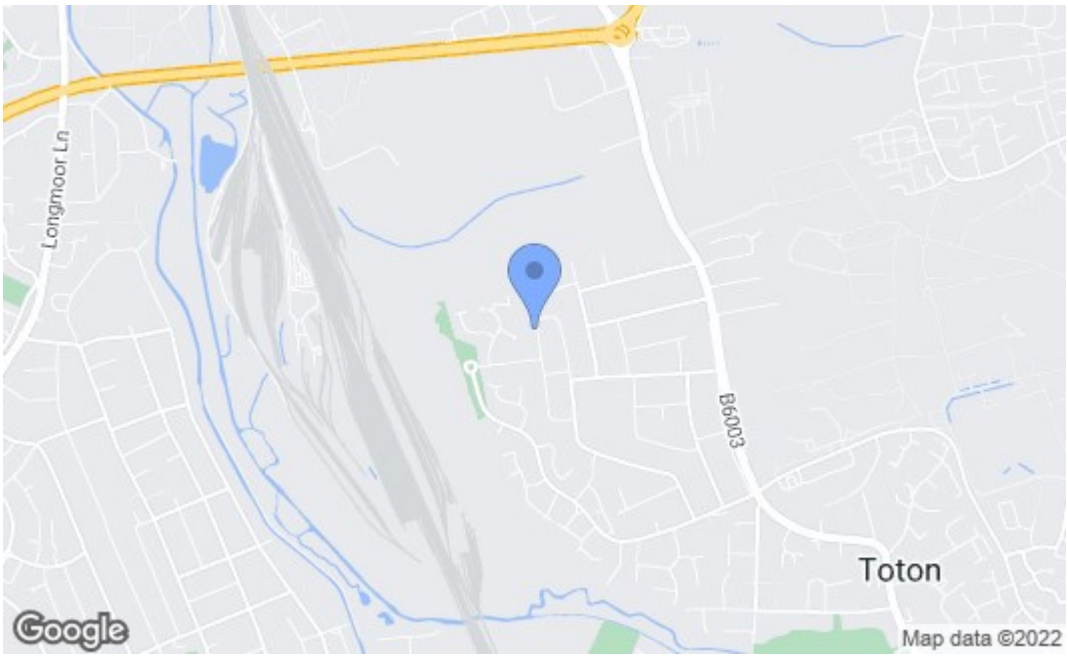

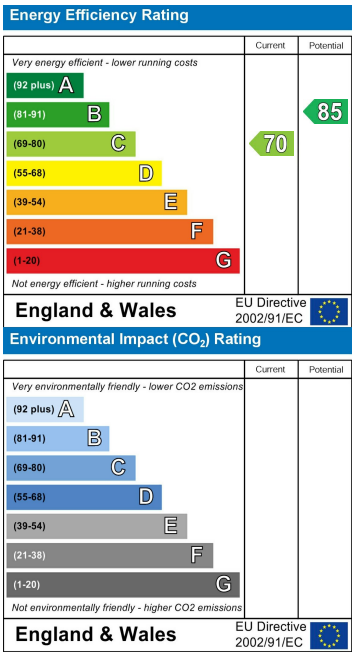

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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