Robert Ellis

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Spinney Crescent,
Toton, Nottingham
NG9 6GE

£460,000 Freehold

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THIS IS THE MOST DESIRABLE TWO-DOUBLE BEDROOM DETACHED BUNGALOW SITUATED IN TOTON, PROVIDING WELL-PROPORTIONED ACCOMMODATION AND A WELL CARED FOR PRIVATE REAR GARDEN WITH SEVERAL PLACES TO SIT AN ENJOY OUTSIDE LIVING DURING THE WARMER MONTHS.

Robert Ellis are pleased to instruct to the market this two-double bedroom detached bungalow which is situated on a quiet service road in the heart of Toton and is positioned on a large plot with private southerly facing landscaped gardens at the rear. This really is an ideal property for people looking for single storey level bedroom and living accommodation and the size and layout of the property and privacy of the southerly facing garden at the rear to be appreciated, we do recommend that interested parties take a full inspection so that they can see all that is included in this beautiful bungalow for themselves. The property is well placed for easy access to Tesco superstore on Swiney Way and to excellent transport links which include the latest extension to Nottingham tram system which terminates in Toton with the tram station being only a short walk away from the property.

This beautiful bungalow is built of brick to the external elevations under a pitched tiled roof and the well-proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through an enclosed porch the accommodation includes a reception hall with doors leading to the lounge which has a feature fire place and sliding glazed doors leading into the large conservatory which extends across the rear of the property and provides dining and sitting areas and views over the rear garden, the kitchen is exclusively fitted with shaker style units and has integrated cooking appliances, the two-double bedrooms have ranges of built-in wardrobes and the bathroom has a large walk-in shower. Outside there is an adjoining brick garage to the right hand side of the bungalow with an electrically operated roller shutter door at the front, there is a block paved drive and parking and a pebbled garden area at the front, a gate to the right hand side of the garage provides access to the rear of the bungalow where there is the well cared garden that has several patios/sitting areas to sit and enjoy outside living with a pergola and a feature wishing well at the bottom of the garden, there is a lawn, established borders to the sides, quality fencing to the three boundaries and in the bottom right hand corner there is a potting shed and a garden equipment storage shed both of which will remain at the property when it is sold.

As previously mentioned the property is close to the Tesco superstore on Swiney Way and further shopping facilities in the near by towns of Beeston, Long Eaton and at the Chilwell Retail Park where there is an M&S food store, Boots, TK Maxx and several coffee eateries, there are healthcare and sports facilities including a number of local golf courses, walks at the picturesque Attenborough Nature Reserve and at Toton fields and in addition to the Nottingham tram system the excellent transport links include Junction 25 of the M1, East Midlands Airport, train stations at Long Eaton, Beeston and East Midlands Parkway and the A52, another main road providing access to Nottingham, Derby and other East Midlands towns and cities.





Porch
An enclosed porch with a UPVC door having an inset ornate glaze panel and double opaque glazed windows to the front and side, vinyl floor covering, light, UPVC panelling to walls and an internal double opaque glazed door leading to the reception hall.

Reception Hall
With Karndean-style flooring which extends through into the kitchen and to the conservatory at the rear, radiator with a shelf over, cornice to the wall and ceiling, hatch to the loft, panelled doors leading to the bedrooms and, an archway leading to the kitchen and a door with inset glazed panel leading to the lounge/sitting room.

Lounge/Sitting Room
17'6" x 12'11" (5.33m x 3.94m)
With double glazed sliding leading doors leading through into the conservatory, a feature fireplace with an electric coal-effect fire set in the chimney breast with an Adam-style surround and a marble inset and hearth, two opaque glazed windows to the side, radiator, cornice to the wall and ceiling and two wall lights.

Conservatory
18'10" x 10'9" (5.74m x 3.28m)
The conservatory extends across the rear of the bungalow and has internal doors leading to the kitchen and lounge and double glazed French doors leading out to the patio, double glazed windows with fitted blinds to the side and rear, a polycarbonate vaulted roof with fitted blinds, radiator, two wall lights, newly fitted Karndean style flooring and a built-in utility cupboard which houses the Worcester Bosch wall-mounted boiler and has shelving and the Karndean-style flooring extending into the cupboard.

Kitchen
12'5" x 10'5" (3.78m x 3.18m)
The kitchen is fitted with white shaker-style units having brush stained steel fittings and includes one-and-a-half bowl sink with a mixer tap, and a four ring gas hob inset into a work surface which extends to three sides and has cupboards, space for a dishwasher and drawers below, oven with cupboards above and below, space for an upright fridge/freezer, matching eye level and cupboards with shelving with lighting under, a hood and glazed back plate to the cooking area, a double glazed window to the side, a second work surface/breakfast bar with a seating area and cupboards and shelving below, a glass shelved display cabinet with lighting, tiling to the walls by the work surface, Karndean-style flooring, radiator and a door with inset double glazed panel, and double glazed window leading and looking through into the conservatory.

Bedroom One
14'8" x 11'3" (4.47m x 3.43m)
Having a double glazed bow window with fitted internal blinds and leaded panels above to the front, wardrobes and bedside drawer unit to either side of the bed position with cupboards over and the wardrobes extended to a second wall, a radiator and cornice to wall and ceiling.

Bedroom Two
8'9" x 8'9" (2.67m x 2.67m)
Double glazed bow window with fitted internal blinds and leaded top panels to the front, a radiator, a range of three double wardrobes extending along one wall providing hanging space and shelving, cornice to wall and ceiling and a radiator.

Shower Room
A fully tiled shower room/w.c. having a large walk-in shower with a mains fed shower system having a rain water shower head and a handheld shower, aqua boarding to two walls, a sliding glazed door and protective screens, a hand-basin with a mixer tap, cupboards and drawers below and a mirror with ambient lighting to the wall above and a low-flush WC, Karndean style flooring, a chrome ladder towel radiator, and a double opaque glazed window.

Outside
At the front of the property there is newly laid block paved driveway and car standing area in front of the bungalow with block edged stoned borders which have a selection of established specimen trees and bushes, there is a low level stone wall to the front and fencing to the side boundaries and to the right of the garage there is a UPVC arched panelled door leads to a path which provides access to the rear garden, and there is an outside light next to the front door.

To the immediate rear of the property there is a slabbed patio area with a further patio extending down the right hand side of the garden, there is a lawn, a rockeried bed to the left hand side with a further bed to the right of the patio, at the bottom of the garden there is further patio with a pergola over and a feature wishing well, a wooden shed/wooden potting shed, fencing to the three boundaries and a selection of specimen trees and other herbaceous plants around the garden. There is a further slabbed area at the side of the bungalow where there is an external water tap and an outside light.

There is a brick utility cupboard which has space for both an automatic washing machine and tumble dryer with shelving to the walls and there is a light and power point in the utility cupboard.

Garage
15'6" x 8'7" (4.72m x 2.62m)
Roller shutter door to the front, a double glazed window to the side, power points and lighting are provided in the garage and there is shelving to the walls and space for a fridge freezer or other appliances.

Potting Shed
There is a potting shed at the bottom of the garden with a window to the front, door to the side and there are power points and lighting in the shed and to the right of the potting shed there is a separate shed which provides storage space for a mower and other garden equipment.

Directions
Proceed out of Long Eaton along Nottingham Road continue to the traffic lights turning left onto High Road and then proceeding over the next set of traffic lights onto Stapleford Lane which Spinney Crescent runs adjacent to, turn left into Woodstock Road and immediately left into Spinney Crescent where the property can be found on the left hand side.
9641MP

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, Virgin
Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



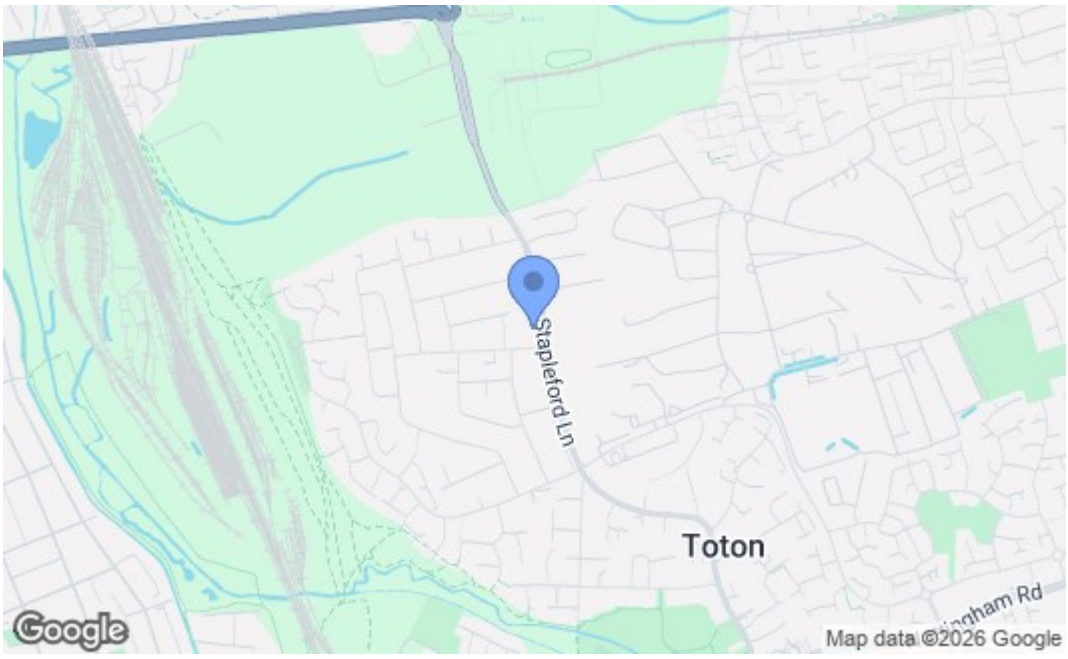


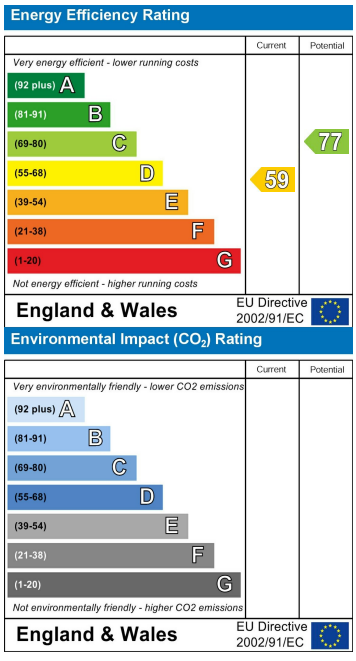












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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