Robert Ellis

*look no further. . .*

Chetwynd Road,
Toton, Nottingham
NG9 6FW

**£310,000 Freehold**

0115 946 1818

/robertellisestateagent @robertellisea

A TRADITIONAL BAY-FRONTED THREE-BEDROOM DETACHED FAMILY HOME IN A HIGHLY SOUGHT-AFTER TOTON LOCATION BEING SOLD WITH NO UPWARD CHAIN

Being sold with the benefit of no upward chain, this traditional three-bedroom detached family home occupies a highly desirable position on the ever-popular Chetwynd Road in Toton. Offering generous and well-proportioned accommodation throughout, the property provides an exciting opportunity for a purchaser to modernise and create a wonderful long-term family home. Ideally situated within walking distance of outstanding schools, local shops and excellent transport links, the property is perfectly placed for families and commuters alike. Benefiting from gas central heating and double glazing, together with a driveway providing off-road parking, a garage with an electric roller door and access to the side of the property, the home also enjoys a delightful enclosed rear garden. Offering excellent potential in a prime residential location, an internal viewing is highly recommended to appreciate the space and opportunity on offer.

The property comprises a welcoming entrance hall which sets the tone for the spacious accommodation throughout. Doors lead to the impressive triple-aspect lounge diner, a generous reception room filled with natural light and featuring two attractive fireplaces, creating a warm and inviting atmosphere. French doors open directly onto the rear garden, providing an excellent space for both everyday family living and entertaining. The breakfast kitchen is fitted with a range of traditional wooden wall and base units and benefits from a rear door giving access to the garden. To the first floor, the landing leads to three well-proportioned bedrooms, all benefiting from fitted wardrobes, together with a family bathroom. Requiring a degree of modernisation, the property presents an exciting opportunity for a purchaser to put their own stamp on a home in this highly desirable location. Externally, the property is set well back from the road behind attractive front gardens and a driveway providing off-road parking. To the rear is a delightful enclosed garden, ideal for enjoying the warmer months, together with a detached garage accessed via a shared driveway.

The property is within easy reach of the local schools for all ages, which has been one of the main reasons why people have wanted to move to the Toton area over the past couple of decades, there is a Tesco superstore on Swiney Way and other shopping facilities found in the nearby towns of Beeston and Long Eaton as well as at the Chilwell Retail Parks where there is an M&S food store, TK Maxx and several coffee eateries, there are walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, 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.

Entrance Hall
14'9" x 5'6" approx (4.5m x 1.7m approx)
UPVC double glazed door to the front with inset obscure glazed panel, UPVC double glazed window to the side, carpeted flooring, radiator, panelled staircase, two wall lights, understairs pantry cupboard, wood panelled walls and doors to the kitchen, lounge and dining room.

Breakfast Kitchen
6'2" x 13'1" approx (1.9m x 4m approx)
UPVC double glazed window to the rear, UPVC door and window to the side, carpeted flooring, two radiators, ceiling light, two wall lights. The kitchen consists of wooden wall, drawer and base units to two walls with laminate roll edged work surface over, tiled splashbacks, inset composite sink and drainer with mixer tap, space for a washing machine, integral fridge, integral oven and four ring hob.

Lounge
12'9" x 11'9" approx (3.9m x 3.6m approx)
UPVC double glazed bay window to the front and a window to the side, two wall lights, carpeted flooring, radiator, ceiling light, brick fireplace with tiled hearth, TV and telephone points and open arch through to:

Dining Room
12'5" x 10'5" approx (3.8m x 3.2m approx)
UPVC double glazed sliding doors to the rear and a window to the side, radiator, carpeted flooring, ceiling light, gas fireplace with surround and built-in cupboard with shelving.

First Floor Landing
6'6" x 7'10" approx (2m x 2.4m approx)
UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch and doors to:

Bedroom 1
11'1" x 12'5" approx (3.4m x 3.8m approx)
UPVC double glazed bay window to the front, carpeted flooring, radiator, ceiling light, panelled walls, built-in wardrobes and drawers with bedside wall lights.

Bedroom 2
12'5" x 9'2" approx (3.8m x 2.8m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, dado rail and coving.

Bedroom 3
5'10" x 7'10" approx (1.8m x 2.4m approx)
UPVC double glazed window to the front, radiator, ceiling light, coving, carpeted flooring and built-in wardrobes and drawers.

Bathroom
6'6" x 8'2" approx (2m x 2.5m approx)
Obscure UPVC double glazed windows to the rear and side, carpeted flooring, two ceiling lights, towel radiator, mirrored vanity cupboard, pedestal wash hand basin, low flush w.c., panelled bath with electric shower over, tiled walls, built-in cupboard housing the Ideal combi boiler (2 years old).

Outside
The property sits back from the road behind a low brick wall with a tarmacadam driveway providing off road parking for 2 vehicles, the shared drive extends down the side to the garage, there is a lawn with shrubs and hedging.

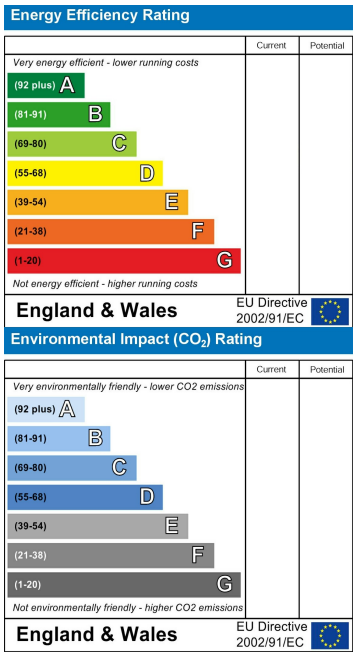
To the rear of the property there is a large garden with a patio area, large lawn, shrubs and plants to the borders, garden shed, courtesy lighting and outside tap.

Garage
8'10" x 13'9" approx (2.7m x 4.2m approx)
UPVC double glazed door and window to the side, electric roller door to the front, power and light.

Directions
Proceed out of Long Eaton on Nottingham Road. Continue to the traffic lights turning left onto High Road. Just as the road bends on the left hand turning, turn right into Chetwynd Road.
9424JG

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 – 02, Three, EE, 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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818