Robert Ellis

look no further. . .

Rutland Avenue,
Toton, Nottingham
NG9 6EP

O/I/E £325,000 Freehold

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A THREE BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION AND BEING FOUND IN THIS POPULAR LOCATION.

Robert Ellis are delighted to bring to the market this fantastic three bedroom detached family home in this popular residential location. The property is well placed for easy access to local amenities and facilities provided by Toton, in particular schools for all ages and excellent transport links. The property is also within easy reach of local amenities and an internal viewing comes highly recommended to fully appreciate the accommodation and space on offer.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall open plan lounge/diner and kitchen to the front. There is also a cloaks/w.c. off the hallway which is a massive convenience. To the first floor there are three generous bedrooms and family bathroom which comprises of a white three piece suite. Outside to the front there is a lawn with planted borders, ample off street parking provided by the driveway that also provides access to the detached garage. To the rear there is the spacious private and enclosed garden with lawn, garden path, delightful patio area and also planted borders with shrubs and bushes.

Toton is a sought after residential area to the West of Nottingham which is well known for its excellent local schools for all ages, there is a Tesco superstore on Swiney Way with many other retail outlets being found in the nearby towns of Beeston and Long Eaton as well as at Chilwell Retail Park where there is an M&S Food Store, Next, TK Maxx and many other outlets as well as coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and at Toton Fields and the excellent transport links include the latest extension to the Nottingham Tram System which terminates in Toton and provides another means of transport to and from Nottingham city centre, J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, 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
13' x 6'5 approx (3.96m x 1.96m approx)
Double glazed window and door to the front, radiator, access to storage cupboard, stairs to the first floor and door to:

Cloaks/w.c.
6' x 2'6 approx (1.83m x 0.76m approx)
Low flush w.c., wash hand basin and double glazed window to the front.

Lounge/Dining Room
25' x 11'8 approx (7.62m x 3.56m approx)
Comprising of a feature electric fire, two radiators, two UVPC double glazed windows to the rear.

Kitchen
9'3 x 8'5 approx (2.82m x 2.57m approx)
Comprising of wall and base units, stainless steel sink and drainer, space for gas cooker and fridge freezer, radiator, double glazed window to the front, splashbacks and serving hatch to the lounge/diner.

First Floor Landing

Bedroom 1
13' x 11'9 approx (3.96m x 3.58m approx)
Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 2
11'7 x 8'5 approx (3.53m x 2.57m approx)
Double glazed window to the rear, radiator.

Bedroom 3
9'4 x 8'5 approx (2.84m x 2.57m approx)
Double glazed window to the front, radiator.

Bathroom
6'1 x 5'5 approx (1.85m x 1.65m approx)
The bathroom comprises of a white three piece suite with panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, radiator, tiled splashbacks and double glazed window to the front.

Outside
The front garden comprises of planted decorative borders, shaped lawn, driveway and access to the detached garage. To the rear the property boasts a generous, well maintained lawn with fenced boundaries, delightful patio area, garden path and planted borders with shrubs and bushes.

Garage
9' x 6'3 (2.74m x 1.91m)
With up and over door to the front.

Agents Notes
The boiler has been serviced every year in November and was installed in 2007. The loft is insulated but not boarded.

Directions
Proceed out of Long Eaton along Nottingham Road, continuing to the traffic lights turning left into High Road and Rutland Avenue will be found on the right hand side. Continue towards the end of Rutland Avenue and the property can be found on the left hand side.
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GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.

TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.

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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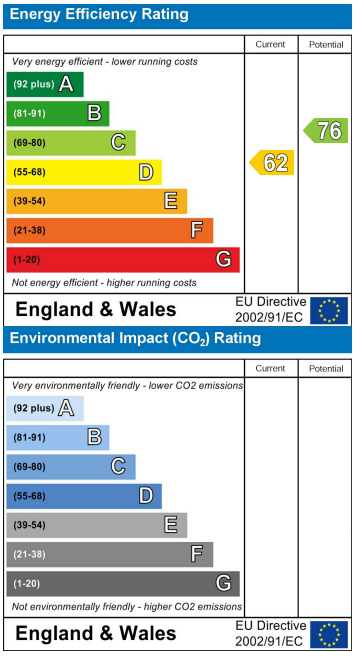

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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