



Carrfield Avenue,
Toton, Nottingham
NG9 6FB

Price Guide £150-175,000
Freehold



A DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION AND BEING FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to bring to the market this deceptively spacious three bedroom quirky detached property found in a most desirable location of Toton. The property is found on a corner plot and has the advantage of a lovely private garden, converted loft room and garage which offers the potential to be converted into an annex, subject to the necessary permissions. The property is ready to move into and in our opinion would be a perfect young family home or first time buy and will have a lot of interest due to the location. Selling with the benefit of no upward chain.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives modern conveniences such as gas central heating and double glazing throughout. In brief the accommodation comprises of an entrance hall with stairs to the first floor and giving access to the lounge which flows round to the kitchen and dining area which then leads onto a lobby that provides access to the ground floor bathroom and an internal door to the garage where the boiler is housed. To the first floor there are three bedrooms, office and a separate w.c. There is then access to the second floor where the loft has been converted into a delightful play room/office. Outside the property has great stance and curb appeal from the road with off street parking and access to the garage, there is a front garden with lawn, planted and dug borders and substantial garden shed. An early bird viewing comes highly recommended.

The property is well placed for easy access to the Tesco superstore on Swiney Way with there being several other supermarkets and other retail outlets in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and various coffee eateries, there are the excellent local schools for all ages which are within walking distance of the property, healthcare and sports facilities including several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve 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, 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

UPVC double glazed door to the front, radiator, stairs to the first floor and door to:

Lounge

16'4 × 11'5 approx (4.98m × 3.48m approx)

Feature wood flooring and open fireplace with surround and tiled hearth, UPVC double glazed bay window to the front with fitted blinds and radiator. Access to:

Kitchen Diner

14'7 × 13' approx (4.45m × 3.96m approx)

Wall and base units with roll edged work surface over, electric oven with electric hob and extractor hood over, 1½ bowl stainless steel sink with drainer, space for automatic washing machine and free standing fridge freezer, splashbacks, UPVC double glazed window to the side.

In the dining area there is a radiator and door to:

Lobby

11'6 × 3'11 approx (3.51m × 1.19m approx)

UPVC double glazed door to the side, radiator, access to meter cupboard and doors to the garage and bathroom.

Bathroom

11'4 × 6'7 approx (3.45m × 2.01m approx)

The generous size bathroom includes a panelled bath with shower over, pedestal wash hand basin, low flush w.c., part tiled walls, radiator and UPVC double glazed window to the side. Inset spotlights and extractor fan.

First Floor Landing

UPVC double glazed window to the side, stairs to the second floor and doors to:

Bedroom 1

14'7 × 11'5 approx (4.45m × 3.48m approx)

UPVC double glazed bay window to the front and radiator.

Bedroom 2

10'4 × 8'7 approx (3.15m × 2.62m approx)

UPVC double glazed window to the rear, radiator and access to overstairs storage cupboard.

Bedroom 3

6'7 × 6' approx (2.01m × 1.83m approx)

UPVC double glazed window to the rear, radiator.

Separate w.c.

Low flush w.c. and wash hand basin, tiled splashback.

Second Floor

Attic Room

15'8 × 6'8 approx (4.78m × 2.03m approx)

With two radiators and Velux window to the front, inset spotlights to the ceiling.

Outside

The property has great curb appeal and stance and is enclosed via fenced boundaries. There is a laid lawn, quaint garden path providing access to the front and side door, there is also a substantial shed to the side of the property. The property benefits from off street parking and gives access to the garage.

Garage

Accessed from Whiting Avenue which can be found off Carrfield Avenue. The garage benefits from being fully plastered and having electrics which subject to the necessary permissions could be converted into an annex subject to a buyers needs and requirements. There is also a door to a storage area housing the combi boiler which could have further potential to be used as a study.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left onto High Lane which then becomes Stapleford Lane where Carrfield Avenue can be found on the left hand side.

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Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price and Reserve

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

SDL Link

<https://www.sdlauctions.co.uk/property/42366/detached-house-for-auction-nottingham/>





TOTAL FLOOR AREA: 1009 sq ft (93.7 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 for 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		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(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.