



Whitburn Road,  
Toton, Nottingham  
NG9 6HP

**Price Guide £325-335,000**

**Freehold**



AN IMMACULATE THREE DOUBLE BEDROOM DETACHED HOME SITUATED IN THE HEART OF TOTON.

It gives Robert Ellis great pleasure to bring to the market a fantastic property that is sure to tick many boxes for potential buyers! From walking into the large entrance hall you get that homely feeling in this light and airy property, having a double bedroom and family bathroom with underfloor heating and two double bedrooms, one with an en-suite shower room to the first floor. The property will appeal to many buyers, from the first time buyer, growing family or someone looking to downsize and an early internal viewing is strongly recommended to fully appreciate all this property has to offer.

The property benefits from modern conveniences such as a new boiler for the gas central heating and double glazing and in brief comprises of an entrance hall with internal oak doors throughout the property, a spacious lounge with a log burner, kitchen with built-in appliances, ground floor double bedroom, bathroom with underfloor heating and to the first floor there are two double bedrooms, one having an en-suite. Another feature of this property is the outside space, having off the road parking for three cars, a detached garage to the side and a low maintenance landscaped rear garden with a pergola having power and lighting.

The property is within easy reach of the Tesco superstore on Swiney Way with there being more shopping facilities found in the nearby towns of Beeston, Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, Costco and various coffee eateries, there are the excellent schools for all ages which are within walking distance of the house, healthcare and sports facilities, walks around the local area at Toton Fields and at the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, the latest extension of the Nottingham tram system which terminates at Toton, Long Eaton, Beeston and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

9'6 x 9'5 approx (2.90m x 2.87m approx)

New composite front door to the side with inset glass, solid oak wood flooring, ceiling light, radiator. This leads to a double height staircase with wooden double glazed velux window over the stairs. Under stairs cupboard for storage.

### Lounge

16'7 x 10'9 approx (5.05m x 3.28m approx)

UPVC double glazed window to the front, solid oak wood floor, coving to the ceiling, log burner, TV point and radiator.

### Dining Kitchen

14'6 x 11'4 approx (4.42m x 3.45m approx)

Wall, base and drawer units with work surface over, ceramic 1½ bowl sink and drainer with swan neck mixer tap, tiled walls and splashbacks, built-in dishwasher and washing machine, space for a Range cooker, extractor hood over, built-in fridge and separate freezer, coving to the ceiling, spotlights, tiled floor, radiator, TV point and UPVC double glazed windows and French doors to the rear garden.

### Bedroom 3

9'6 x 9'2 approx (2.90m x 2.79m approx)

UPVC double glazed window to the front, solid wood oak floor, radiator, coving to ceiling.

### Bathroom

5'9 x 8' approx (1.75m x 2.44m approx)

A white three piece suite comprising of a P shaped bath with electric shower over, low flush w.c., wash hand basin with vanity cupboard under, fully tiled walls and splashbacks, chrome heated towel rail, tiled floor, spotlights and UPVC double glazed window to the rear.

### First Floor Landing

Large airing/storage cupboard with shelf and the boiler and access to the loft, doors to:

### Bedroom 1

10'8 x 10'9 plus wardrobes (3.25m x 3.28m plus wardrobes)

Built-in wardrobes with sliding doors, radiator, carpeted

flooring, UPVC double glazed window to the rear and door to:

### En-suite

5'4 x 6'8 approx (1.52m x 2.22m x 1.83m x 2.44m approx)

Walk-in shower cubicle with shower from the mains, low flush w.c., wash hand basin, fully tiled walls and splashbacks, tiled floor, chrome heated towel rail, spotlights and Velux window.

### Bedroom 2

10'6 x 9'5 approx (3.20m x 2.87m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator and storage to the eaves.

### Outside

To the front of the property there is a block paved driveway for at least 3 cars which leads down to the side elevation with double wrought iron gates, all privately enclosed with a walled boundary having borders with mature shrubs and flowers. The block paving continues into the rear garden leading to the detached garage and an area with astroturf. To the bottom of the garden on the left there is a leisure pergola/covered seating area with composite decking having power and light. There are borders surrounding the garden full of mature shrubs and flowers and it is all privately enclosed with fenced and walled boundaries. There is a garden shed and outside tap.

### Garage

15'7 x 8'3 approx (4.75m x 2.51m approx)

Up and over door, light and power and window.

### Directions

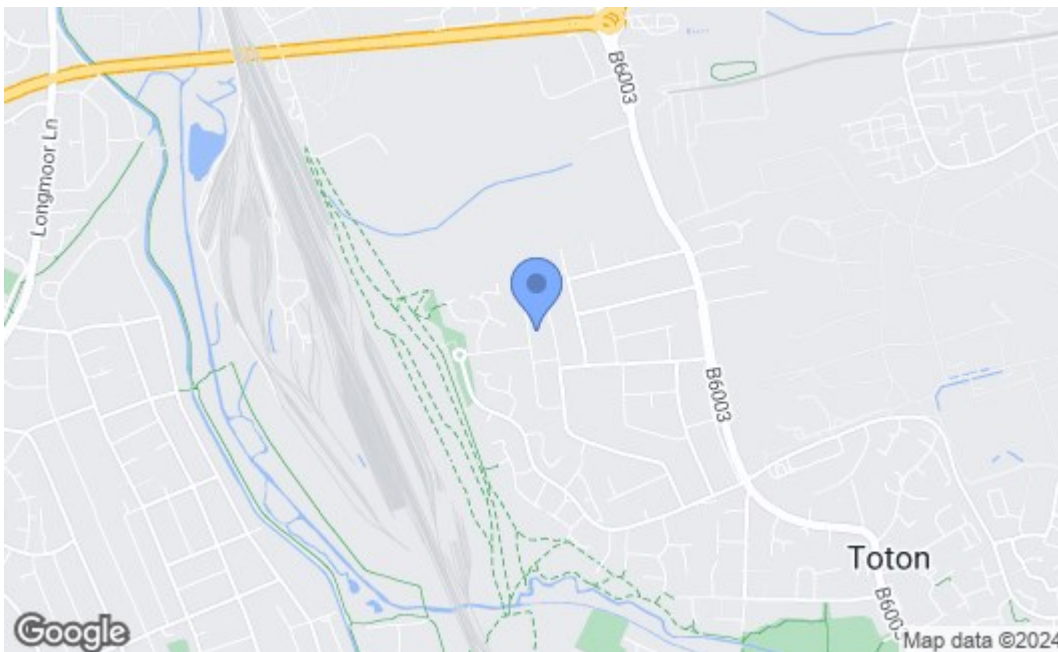
Proceed out of Long Eaton along Nottingham Road, turning left at the traffic lights into High Road. Proceed to the main Banks Road junction, and take a left turning into Banks Road. Turn second right into Seaburn Road and left into Whitburn Road whereby the property may be located on the right hand side.

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### Council Tax

Broxtowe Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.