



Welbeck Gardens,
Toton, Nottingham
NG9 6JD

£395,000 Freehold



A FOUR DOUBLE BEDROOM FAMILY SIZED DETACHED HOME OFFERED FOR SALE WITH NO ONWARD CHAIN. THIS IS A PROPERTY WITH POTENTIAL, A GREAT OPPORTUNITY NOT TO BE MISSED!

Robert Ellis are delighted to bring to market this property, located on Welbeck Gardens which is a quiet cul de sac in Toton. There are period features including the original entrance door with feature stained leaded glass and a matching diamond shaped fixed pane window.. The entrance hallway has wooden flooring, stairs rising to the first floor and door access to the cloaks cupboard, living and dining area. The dual aspect open plan living dining area is light and airy and will appeal to buyers. The kitchen benefits from having additional storage with a pantry and cupboard.

The spacious first floor landing has a window that enjoys open views. There are four double bedrooms, a bathroom and separate w.c. To the front of the property there is a driveway providing access to the single integral garage, providing the opportunity to change into additional accommodation, subject to the necessary permissions. The garage has power and light and an inspection pit. The rear garden is fully enclosed and well stocked with mature planting, overlooking green fields with excellent views over the Trent Valley.

Toton is a very popular area to live and there is a Tesco superstore on Swiney Way with many other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is a M&S food store, TK Maxx, Next and several coffee eateries, there are the excellent schools for all ages within walking distance of the property, 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.



Porch

8'2" x 4'9" approx (2.49m x 1.47m approx)

UPVC panel and double glazed window construction, original timber door with decorative stained glass light panels within opening into:

Entrance Hallway

Wooden flooring, radiator, stairs to the first floor, understairs storage cupboard with feature original diamond shape window with decorative light panel, doors to:

Living/Dining Room

8'0" x 21'0" approx (2.44m x 6.40m approx)

UPVC double glazed window to the front, radiator, gas fire sat upon a tiled hearth with tiled insert and surround, double glazed sliding patio doors to the rear with light panel above, opening to:

Dining Area

9'4" x 9'10" approx (2.85m x 3m approx)

Timber framed single glazed window with secondary glazing to the rear, radiator, door to:

Kitchen

9'3" x 7'3" approx (2.82m x 2.21m approx)

Panel and obscure UPVC double glazed door to the side, timber framed single glazed windows to the rear and side, wall, base and drawer units, stainless steel sink with double drainer and chrome mixer tap, space for an electric cooker, floor mounted central heating boiler, spaces for a fridge and freezer, storage cupboard with timber framed, obscure single glazed window to the side and a pantry with shelves, tiled flooring.

First Floor Landing

13'1" x 8'11" approx (4m x 2.72m approx)

UPVC double glazed window to the front, radiator, airing/storage cupboard with shelves and housing the hot water cylinder.

Bedroom 1

10'3" x 11'3" approx (3.14m x 3.44m approx)

UPVC double glazed window to the rear and a radiator.

Bedroom 2

10'1" x 11'3" approx (3.08m x 3.45m approx)

UPVC double glazed window to the front and a radiator.

Bedroom 3

10'5" x 9'3" approx (3.18m x 2.83m approx)

UPVC double glazed window to the front and a radiator.

Bedroom 4

10'3" x 9'3" approx (3.14m x 2.82m approx)

Window to the rear and a radiator.

Bathroom

5'4" x 6'0" approx (1.65m x 1.83m approx)

Obscure timber framed single glazed window to the rear, two piece suite comprising of a bath with shower over and vanity wash hand basin with chrome mixer tap, half tiled walls.

Separate w.c.

6'9" x 2'7" approx (2.06m x 0.81m approx)

Low flush w.c., obscure timber framed single glazed window to the rear, loft access hatch.

Outside

Concrete hard standing providing off road parking, garden laid to lawn with established shrubs and bushes, low level sandstone wall to the front, driveway providing access to the single integral garage. Pathway providing access to the rear.

To the rear the garden has well established mature borders with shrubs and trees, lawned garden, pathway and wooden fencing to the boundaries.

Coal Store

Garage

16'2" x 8'11" approx (4.94m x 2.72m approx)

Single up and over door, obscure timber framed single glazed window and personnel door to the side, inspection pit, electric consumer unit, power and light.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road which then becomes Stapleford Lane. Proceed through the next set of traffic lights and up the hill taking a turning towards the top on the right into Welbeck Gardens.

9413MH

Council Tax

Broxtowe Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 69mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

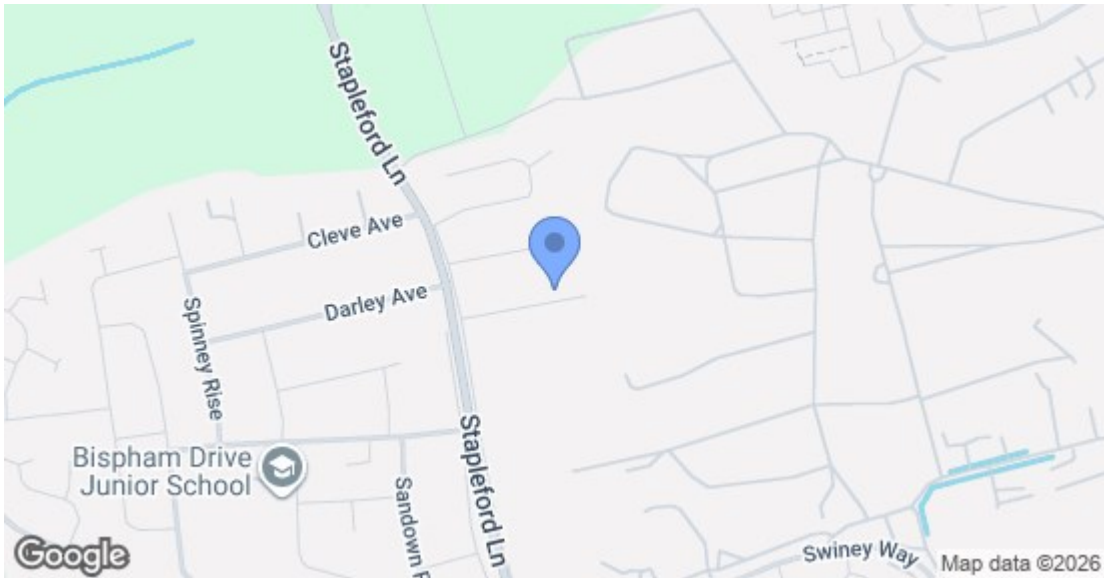
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



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		
		77
	55	
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.