



Joyce Avenue,
Toton, Nottingham
NG9 6JU

Price Guide £400-425,000
Freehold



LOCATED IN THE THE POPULAR VILLAGE OF TOTON, THIS THREE BEDROOM DETACHED FAMILY HOME HAS RECENTLY BEEN REFURBISHED AND IS IMMACULATLY PRESENTED THOROUGHOUT.

There is an entrance porch with a composite door opening into the inner hallway which provides access to the living room, kitchen diner and stairs rising to the first floor. The kitchen diner is a good size and would provide the perfect space for entertaining. There are two additional rooms as well as a downstairs shower room. There are three bedrooms and a modern fitted family bathroom to the first floor.

The driveway to the front is block paved and provides off road parking for approximately two vehicles. There is a lawned garden to the side and rear and a paved patio area to the rear.

The property is well presented and would appeal to a variety of buyers and is offered for sale with no upward chain.

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 Hall

Composite front entrance door with light panels within, ceiling spotlights and UPVC double glazed window to the front.

Inner Hall

UPVC double glazed window to the side, ceiling spotlights, radiator, stairs to the first floor and format tiled floor.

Understairs Storage Cupboard

Housing the Worcester Bosch combi boiler, electric fuse box and a light.

Living Room

10'9" x 11'8" approx (3.28m x 3.58m approx)

UPVC double glazed window to the front, ceiling spotlights and a radiator.

Kitchen Diner

17'3" x 11'3" approx (5.27m x 3.44m approx)

UPVC double glazed window to the rear, UPVC double glazed French doors opening to the rear, ceiling spotlights, having a range of Navy Shaker style soft closing wall, base and drawer units with brass handles and laminate work surfaces over and laminate upstand, composite sink and drainer with black mixer tap, integrated Lamona electric hob with splashback, stainless steel extractor over, integrated Lamona electric oven, space for a tall fridge freezer, plumbing for a washing machine or dishwasher, format tiled floor and a breakfast bar area.

Reception

11'8" x 7'7" max (3.57m x 2.33m max)

UPVC double glazed window to the front, ceiling spotlights and a radiator.

Office

8'9" x 7'7" max (2.69m x 2.33m max)

UPVC double glazed window to the rear, ceiling spotlights and a radiator.

Shower Room

Ceiling spotlights, extractor fan, fully enclosed shower cubicle with Mira Sport electric shower, pedestal wash hand basin with chrome central mixer tap, low flush w.c., wall mounted chrome heated towel rail, tiled walls and format tiled floor.

First Floor Landing

UPVC double glazed window to the side, ceiling spotlights, loft access hatch with a ladder and doors to:

Bedroom 1

12'0" x 10'4" approx (3.66m x 3.15m approx)

UPVC double glazed window to the front, ceiling spotlights, radiator and wood effect laminate flooring.

Bedroom 2

11'5" x 10'4" approx (3.48m x 3.17m approx)

UPVC double glazed window to the rear, ceiling spotlights and a radiator.

Bedroom 3

8'5" x 6'5" approx (2.58m x 1.97m approx)

UPVC double glazed window to the rear, ceiling spotlights and a radiator.

Bathroom

6'5" x 6'5" max (1.96m x 1.97m max)

Obscure UPVC double glazed window to the front, ceiling spotlights, extractor fan, panelled bath with a mains fed shower over having a shower screen, low flush w.c., vanity wash hand basin, chrome heated towel rail, tiled walls, format tiled floor.

Outside

There is a block paved driveway to the front providing parking for three vehicles, external lighting, wooden gate down the side to the rear garden.

The rear garden has a block paved patio area, lawned garden with pear trees, external lighting, outside tap and power points, hedge and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub, turn left onto High Road towards Toton, which in turn becomes Stapleford Lane. Continue for some distance turning left onto Woodstock Road, where Joyce Avenue can be found on the right hand side
8766AMMP

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 4mbps Superfast 31mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

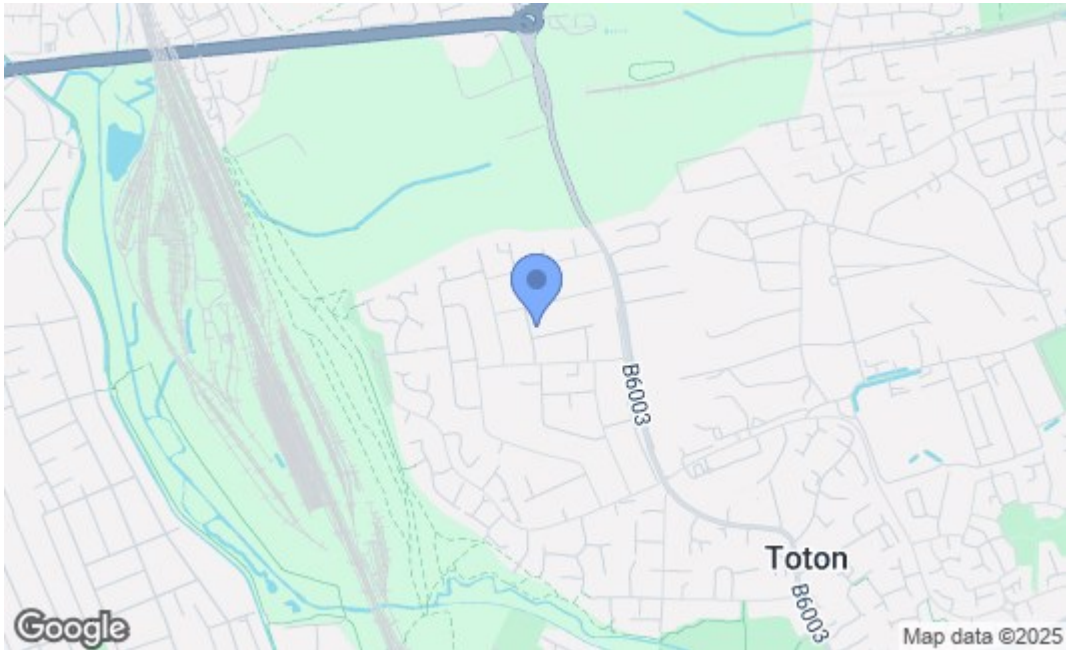
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.