Robert Ellis

look no further...

Whitburn Road,
Toton, Nottingham
NG9 6HR

£450,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

AN EXTENDED AND IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF TOTON.

Robert Ellis are delighted to bring to the market a property located on a sought after road in Toton. The property is well placed for local schools which have gained an excellent reputation over the past couple of decades and to transport links which include the latest extension to the Nottingham tram which terminates in Toton. Over the last few years the majority of the windows and doors have been replaced and a new driveway has been laid. A particular feature of this property is the master bedroom which is of a good size with built-in wardrobes and a lovely four piece en-suite which was re-fitted 2 years ago, and the main four piece family bathroom has also been re-fitted. To fully appreciate all this property has to offer, an internal viewing is a must.

The property in brief comprises of an entrance hall, lounge with a bay window to the front, double doors to a separate dining room or play room. There is a large open plan breakfast kitchen having patio doors to the rear garden and a door to the utility room having a separate ground floor w.c. and door to the garage. To the first floor there are four bedrooms, the master benefiting from a luxurious four piece en-suite and a separate family bathroom which again is a four piece suite. Outside to the front of the property there is off road parking for 4 cars and a privately enclosed garden to the rear.

Whitburn Road is close to the Tesco superstore found on Swiney Way with more supermarkets and retail outlets found in the nearby towns of Beeston, Stapleford and Long Eaton, there are the excellent schools for all ages which are within walking distance of the house, walks at Toton Fields and the picturesque Attenborough Nature Reserve, healthcare and sports facilities which include several local golf courses 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, Atenborough, 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
Composite front entrance door, stairs to the first floor, radiator, door to two understairs storage cupboards and door to:

Lounge
17'1 x 11'9 approx (5.21m x 3.58m approx)
American Walnut Adam style surround with gas fire inset, UPVC double glazed window to the front, laminate floor, radiator, TV point and double doors to:

Dining Room
9'5 x 8'8 approx (2.87m x 2.64m approx)
UPVC double glazed window to the rear, radiator and laminate floor.

Open Plan Breakfast Kitchen
19'6 x 14'2 approx (5.94m x 4.32m approx)
Wall, base and drawer units with Walnut wood work surface over, 1½ bowl sink and drainer with swan neck mixer tap, tiled walls and splashbacks, space for a Range cooker with extractor hood over, space for a dishwasher, tiled floor, three UPVC double glazed windows to the rear, vertical modern radiator, appliance space, dining area with tiled floor, radiator, Velux window and UPVC double glazed sliding doors to the rear.

Utility Room
Base unit with work surface, plumbing for an automatic washing machine, tiled floor, UPVC double glazed window to the side and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin, tiled splashback, chrome heated towel rail and tiled floor.

First Floor Landing
Access to the loft via a pull down ladder which is partially boarded and door to:

Bedroom 1
13'5 x 10'9 approx (4.09m x 3.28m approx)
UPVC double glazed window to the front, radiator, built-in wardrobes and built-in dressing table with drawers, door to:

En-Suite
Four piece suite comprising of a free standing bath with mixer tap and hand held shower, walk-in shower cubicle with shower from the mains, low flush w.c., floating sink, fully tiled walls and splashbacks, tiled floor, spotlights, storage cupboard, chrome heated towel rail, two Velux windows.

Bedroom 2
13'2 x 9'1 plus wardrobes approx (4.01m x 2.77m plus wardrobes approx)
UPVC double glazed bay window to the front, radiator, built-in wardrobes and built-in dressing table with drawers.

Bedroom 3
11'10 x 11'7 approx (3.61m x 3.53m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 4
7'3 x 6'2 approx (2.21m x 1.88m approx)
UPVC double glazed window to the rear and radiator.

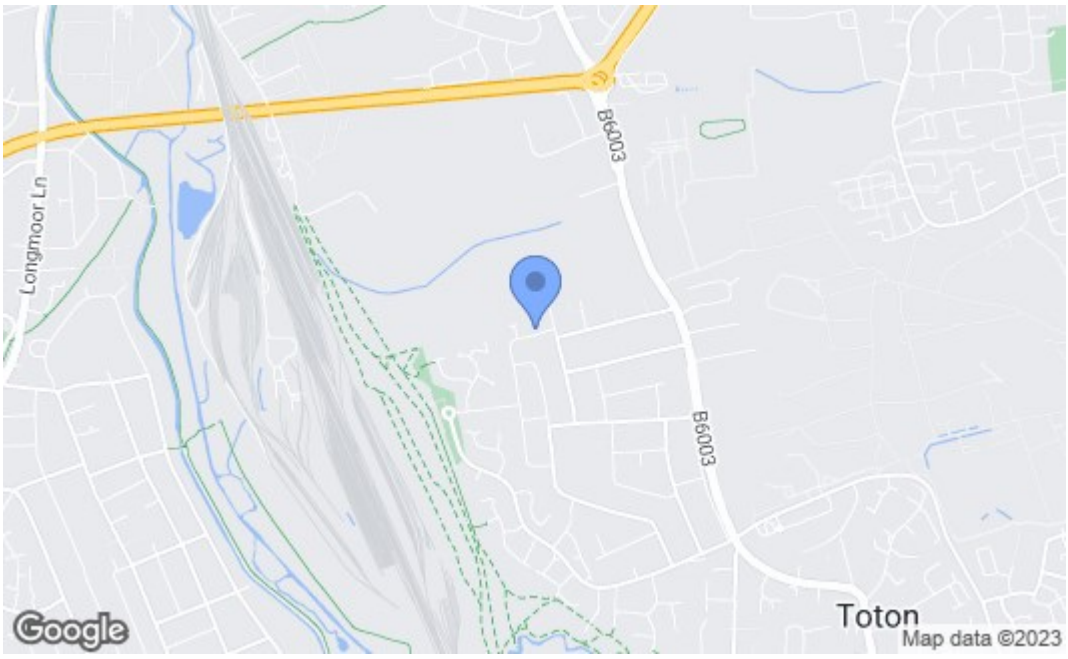
Bathroom
7'9 x 6'1 approx (2.36m x 1.85m approx)
Four piece suite comprising of a panelled bath, walk-in shower cubicle with shower from the mains, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, spotlights, chrome heated towel rail, laminate floor.

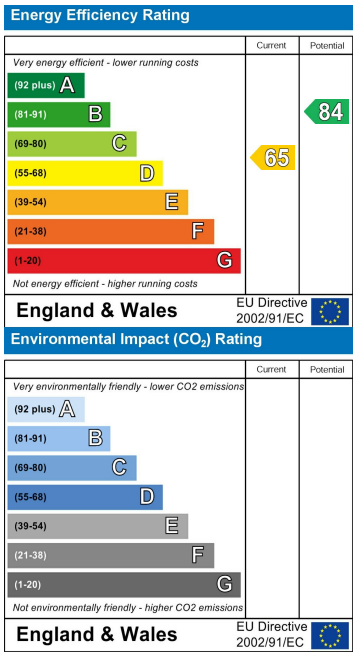
Outside
To the front of the property there is a block paved driveway for at least 3 cars leading to the front entrance door and garage. To the rear immediate to the property there is an astroturf lawn with steps to an additional astroturf garden having brick borders full of mature shrubs. There are raised sleeper borders surrounding the garden and an Indian sandstone patio area to the top right which has a pergola, perfect for seating. The garden is privately enclosed with fenced boundaries and there is an outside tap.

Garage
16'5 x 12'3 approx (5.00m x 3.73m approx)
Electric door to the front, light and power, gas central heating boiler (8 years old) and door to the utility room.

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 left hand side.
7254AMEC

Council Tax
Broxtowe Borough Council Band C





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818