



Neighwood Close,  
Toton, Nottingham  
NG9 6LP

**Price Guide £375-385,000**  
**Freehold**





THIS IS A TASTEFULLY DECORATED DETACHED FAMILY HOME SITUATED ON A CORNER PLOT TOWARDS THE END OF A QUIET CUL-DE-SAC IN THE HEART OF TOTON.

Robert Ellis are pleased to be instructed to market this four bedroom detached family home which was originally built by Wimpey Homes and over the past year has been totally re-decorated throughout which helps to provide a fresh and new appearance. The property is well placed for easy access to all the amenities and facilities provided by Toton and the surrounding area which includes excellent local schools for all ages, which has been one of the main reasons why people have moved to Toton over the past couple of decades and transport links include the latest extension to the Nottingham tram system that provides a further means of transport to and from Nottingham city centre.

The property has an attractive facia brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits from having gas central heating and double glazing and includes a reception hall with a ground floor w.c. off, lounge, conservatory which has recently had fitted Hillary blinds, there is a separate dining room and an exclusively fitted kitchen which has cream finished units and granite work surfaces with integrated appliances. To the first floor the landing leads to the four bedrooms, two of which have ranges of built-in wardrobes with sliding doors and the luxurious bathroom which includes a white suite with there being a separate walk-in shower as well as a bath. Outside there is an adjoining brick garage to the right of the property with a drive to the front and there is also car standing in front of the house so off road parking is provided for up to four vehicles. The rear garden is a particularly important feature of this lovely home with there being a decked area with LED lighting, a slabbed patio/seating area and the lawned garden with established beds and screening to the sides with the garden being kept private by having fencing to the right hand and rear boundaries and a wall to the left hand side with there being a storage area to the left of the property for bins, logs and other items.

The property is within easy reach of the Tesco superstores on Swiney Way and many other shopping facilities found in the nearby towns of Long Eaton and Beeston with the Chilwell Retail Parks providing an M&S food store, Next, TK Maxx and several coffee eateries, there are the excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and as well as 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.





Stylish composite front door with two inset ornate double glazed leaded panels leading to:

#### Reception Hall

Stairs with hand rail leading to the first floor, radiator, double glazed window with fitted blind to the side, LVT style flooring and cornice to the wall and ceiling.

#### Ground Floor w.c.

Having a white low flush w.c., a pedestal wash hand basin, radiator, circular opaque glazed window and cornice to the wall and ceiling.

#### Lounge/Sitting Room

15'2 × 13'6 approx (4.62m × 4.11m approx)

Half glazed door with windows to either side leading to the conservatory, log burning stove set in a chimney breast with a tiled inset and granite strip surround and hearth, radiator and cornice to the wall and ceiling.

#### Conservatory

11' × 10'6 approx (3.35m × 3.20m approx)

The conservatory has double opening doors leading out to the decked area at the rear of the property, double glazed windows to three sides with fitted vertical blinds to the windows and French doors, polycarbonate vaulted roof, radiator and tiled flooring.

#### Dining Room

12'3 × 8'8 plus bay approx (3.73m × 2.64m plus bay approx)

Double glazed bay window with fitted blinds to the front, radiator in a housing, cornice to the wall and ceiling and built-in understairs storage cupboard.

#### Kitchen

12'2 × 7'8 approx (3.71m × 2.34m approx)

The kitchen is fitted with cream finished units having brushed stainless steel fittings and marble work surfaces with risers and includes a sink with a mixer tap and a four ring gas hob set in a granite work surface which extends to three sides and has an integrated dishwasher, cupboards with the corner unit having pull out carousels, drawers and space for an automatic washing machine below, double oven with a drawer below and cupboard over, L shaped granite work surface with cupboards and pull out racked unit below, integrated fridge and freezer, matching eye level wall cupboards extending to three walls with lighting under, hood and granite back plate to the cooking area, double glazed window to the rear and half double glazed door leading out to the rear garden, recessed lighting to the ceiling and Karndean style flooring.

#### First Floor Landing

The balustrade continues from the stairs onto the landing, feature arched double glazed window with fitted blind to the front and hatch to the loft.

#### Bedroom 1

11'10 plus wardrobes × 10'6 approx (3.61m plus wardrobes × 3.20m approx)

The main bedroom has two double glazed windows to the rear, a range of built-in wardrobes with sliding doors, the middle door having a mirror, radiator and cornice to the wall and ceiling.

#### Bedroom 2

10'6 × 8'8 approx (3.20m × 2.64m approx)

Double glazed window to the rear, radiator and cornice to the wall and ceiling.

#### Bedroom 3

7'9 × 6'10 approx (2.36m × 2.08m approx)

Double glazed window to the front, built-in wardrobe with sliding doors, radiator and cornice to the wall and ceiling.

#### Bedroom 4

9'7 to 6'9 × 6'2 approx (2.92m to 2.06m × 1.88m approx)

Double glazed window to the front with fitted blind, radiator, cornice to the wall and ceiling and built in storage cupboard/wardrobe.

#### Bathroom

The luxurious bathroom has a white suite including a panelled bath with central taps and a hand held shower with splashbacks to three sides, walk-in separate shower with a mains flow shower system, shower boarding to three sides and a folding glazed door, low flush w.c. and a pedestal wash hand basin with a mixer tap and splashback, recessed lighting to the ceiling, radiator and an opaque double glazed window.

#### Outside

There is a driveway in front of the garage and additional car standing in front of the house so off road parking can be provided for up to four vehicles, there is a flint chipped bed with planting, an Indian sandstone pathway leads from the driveway and from the pavement to the front door, there is a lawned area at the side of the house and a gate to the left hand side of the property leads to the rear garden. There is an outside light provided by the front door.

The rear garden is a particularly important feature of this lovely home with a decked area with LED lighting to the side of the conservatory and a slabbed patio/seating area with a raised walled bed and a good size lawned garden area with established borders to the side which has fencing and natural screening to the right hand and rear boundaries and a wall to the left hand side. There is a selection of trees which provide additional screening from adjoining properties and the garden provides a lovely area to sit and enjoy outside living during the warmer months. To the left hand side of there is a storage area for bins and logs, or other items and external lighting and power points are provided.

#### Garage

16'7 × 10' approx (5.05m × 3.05m approx)

The adjoining brick garage has a newly fitted up and over door to the front with a half glazed door leading out to the rear, storage space in the roof void, wall mounted boiler, power points and lighting and a cold water tap is provided.

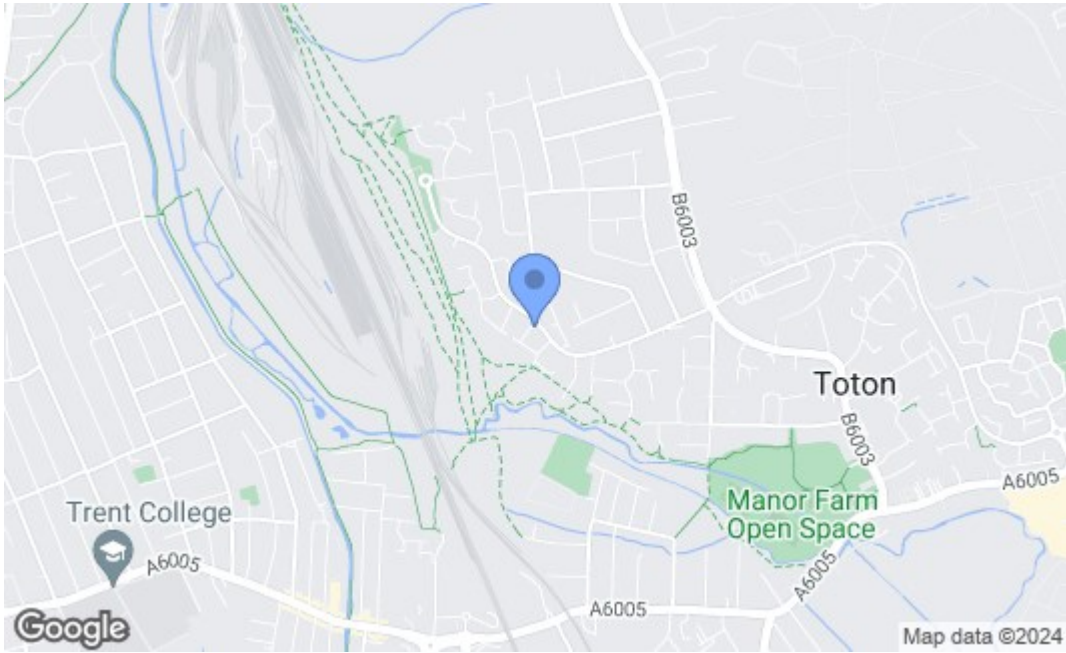
#### Directions

Proceed out of Long Eaton along the main Nottingham Road, turning left at the traffic lights into High Road, Toton. Proceed to the main Banks Road traffic lights, turning left into Banks Road. Continue some distance, taking the left turning into Laneside Avenue and right into Neighwood Close where the property can be found on the right.  
7344AMMP

#### Council Tax

Broxtowe Borough Council Band D





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 64      |           |
| (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 <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 |         |           |
| 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.