Robert Ellis

look no further...

Cleve Avenue,
Toton, Nottingham
NG9 6JH

£250,000 Freehold

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THIS IS A TRADITIONAL THREE BEDROOM BAY FRONTED SEMI-DETACHED HOUSE IN A HIGHLY DESIRABLE AND WELL ESTABLISHED RESIDENTIAL AREA. THIS SPACIOUS PROPERTY BOASTS A LARGE PLOT AND IS WITHIN THE CATCHMENT AREA OF GEORGE SPENCER. AN EARLY VIEWING COMES HIGHLY RECOMMENDED.

Robert Ellis are proud to bring to the market this spacious bay fronted three bed semi-detached house located in the highly sought after location of Toton. This family home offers far reaching views toward Attenborough Nature Reserve. The instantly attractive bay fronted property has the benefit of driveway parking and front and rear gardens. Alongside an abundance of garden space, this property has the benefit of a conservatory that offers extensive views. This property will be perfect for a new owner that is looking for spacious accommodation and a large garden with potential to extend that is within catchment area of George Spencer. A full inspection of the property comes highly recommended in order to fully appreciate the size of the plot and benefit its elevated views.

This is a traditional bay fronted property with brick faced elevations under a pitched and tiled roof. The property can be instantly identified from the roadside by its two-storey bay frontage and beautiful brick archway over the entrance. This property derives all the modern benefits of gas fired central heating and double glazing. In brief, the accommodation includes a bright and spacious entrance hallway leading to a kitchen and large bay fronted living/dining room with dining space that has the benefit of a feature fireplace with fuel burning stove, sliding doors leading to a conservatory that looks out on-to the impressive garden. To the first floor the property boasts three well-proportioned bedrooms and a recently re-fitted bathroom suite. Externally, the property has driveway parking, a front lawn and a generous rear garden.

The property is within easy reach of the Tesco superstore on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton where there are Sainsbury's and Tesco stores and many other retail outlets with there being an M&S food store, TK Maxx and other shops on the Chilwell Retail Park where there are also coffee shops, there are healthcare and sports facilities including several local golf courses, the excellent local schools for all ages which are all within easy walking distance of the property and have over the past couple of decades been one of the main reasons why people have wanted to move to the area, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Atttenborough, Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Hallway
UPVC double glazed front door with decorative double glazing giving access to a spacious hallway with laminate flooring, central heating radiator, doors to:

Living/Dining Room
24'8 x 12'2 approx (7.52m x 3.71m approx)
This large family living room makes for a perfect family space, with a UPVC double glazed bay frontage flooding light into the room, ample space for a dining table, feature fireplace with solid fuel fire and stone surround, two central heating radiators, double glazed sliding door to conservatory.

Kitchen
9'3 x 9'2 approx (2.82m x 2.79m approx)
This kitchen comprises a stainless-steel sink and drainer set in wood grain effect units with black laminate worktops, integrated cooker and five ring gas hob and extractor hood, under counter space for washer dryer and dishwasher, space for free standing fridge-freezer, combi-condensing boiler, double glazed window and door to side garden.

Conservatory
12'5 x 9'6 approx (3.78m x 2.90m approx)
UPVC double glazed conservatory with decorative glazing and polycarbonate roof provides views of garden.

First Floor Landing
The spacious and bright landing with plush grey carpet and UPVC double glazed window with loft access and pull-down ladder to partially boarded loft space gives access to:

Bedroom 1
12' x 11' approx (3.66m x 3.35m approx)
Large double bedroom with UPVC double glazed bay frontage and central heating radiator.

Bedroom 2
11' x 11' approx (3.35m x 3.35m approx)
Large double bedroom with UPVC double glazed window providing far-reaching views, fitted storage and central heating radiator.

Bedroom 3
8' x 6'9 approx (2.44m x 2.06m approx)
Well-proportioned bedroom, UPVC double glazed window and central heating radiator.

Bathroom
This beautiful re-fitted white three-piece bathroom suite comprises a low level w.c. with dual press flush, sink basin set in vanity unit for bathroom storage with chrome mixer tap, panelled bath with protective screen and wall mounted shower, chrome towel heating radiator, two UPVC double glazed windows.

Outside
This property can be easily identified by its attractive two storey bay frontage. To the front of the property is a driveway that extends down the side and provides ample parking and a low maintenance front lawn. To the rear, this property has the benefit an impressive garden that is set within a timber fenced border. The size of the plot offers extension and landscaping potential for the new owner to further improve this property. The garden also has the benefit of storage space beneath the conservatory, an outside water supply and lighting.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left onto High Road which becomes Stapleford Lane. Continue for some distance and turn left onto Cleve Avenue where the property can be found on the right as identified by our 'for sale' board.
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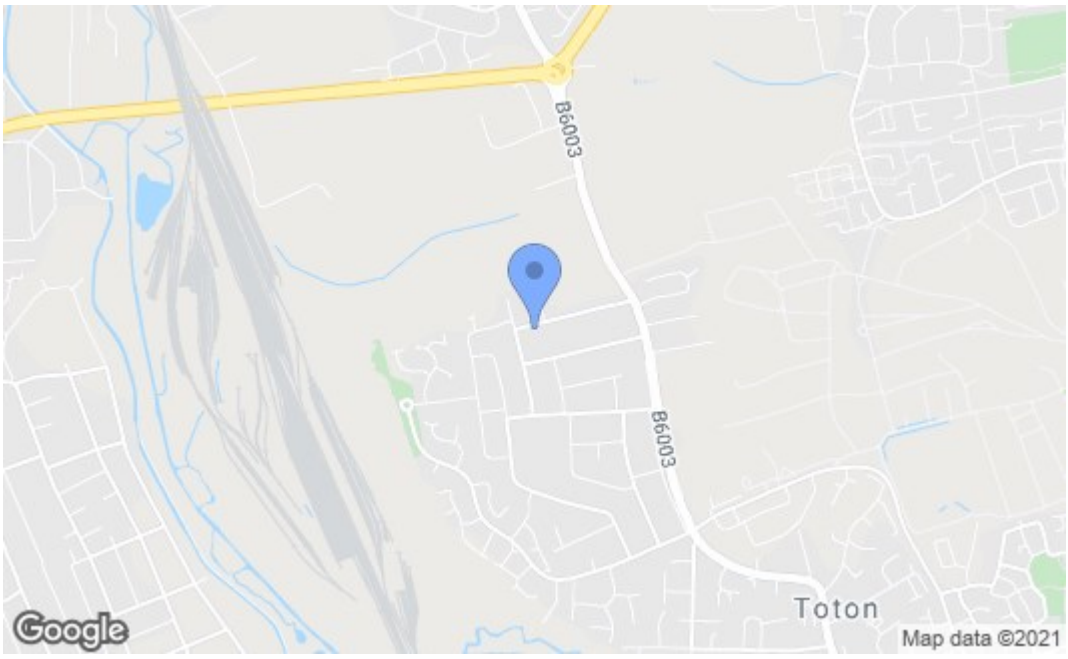

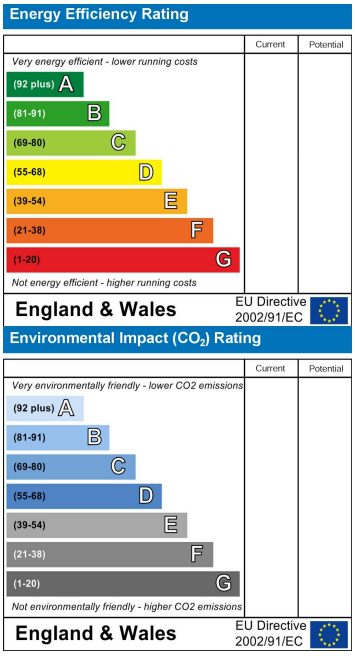

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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