Robert Ellis

look no further...

Chetwynd Road,
Toton, Nottingham
NG9 6FW

£535,000 Freehold

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THIS IS A BRAND NEW INDIVIDUAL DETACHED PROPERTY PROVIDING THREE DOUBLE BEDROOM ACCOMMODATION, ALL WITH EN-SUITE BATH/SHOWER ROOMS WHICH IS POSITIONED AT THE HEAD OF A PRIVATE DRIVE IN THIS SOUGHT AFTER RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Having just been completed, this three double bedroom property provides a stunning home which we feel will appeal to people who want to live in this high quality, easily maintained property in the Toton area. The property has been constructed by a local builder and will be covered by the usual new home guarantees and for the size and layout, as well as the quality of the finish to the property to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this beautiful home for themselves. The property is well placed for easy access to the local amenities and facilities provided by Toton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the light and airy accommodation derives all the benefits from having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a spacious hallway with natural light being thrown into the hall from a Velux window in the sloping roof above the landing and there is Porcelanosa tiled flooring extending across the whole of the ground floor living and bedroom areas. There is a ground floor w.c. off the hallway and oak panelled doors lead to the lounge/sitting room which has a feature full height double glazed window extending into the vaulted ceiling to the front and there are double oak panelled double doors leading to the exclusively fitted and equipped living/dining kitchen which has extensive ranges of white gloss handle-less, soft closing units to two walls and several integrated appliances are included, there are bi-folding doors leading from the living/dining kitchen to the private, southerly facing garden at the rear and there is a passageway providing access to the utility room and a full height glazed door leads out to the side of the property. There is a double bedroom with a fully tiled en-suite bathroom to the ground floor and staircase which has a floating glazed balustrade leading onto the landing whre oak doors take you to two further double bedrooms, both having fully tiled en-suite shower rooms. Outside there is a detached brick garage (19ft x 12ft9) which has a pitched tiled roof and roller shutter door at the front and in front of the garage there is double width driveway, there is a lawned garden area at the front and at the rear a private, southerly facing garden with the porcelain slabbed patio which extends across the rear of the property and this leads onto a newly laid lawn which has quality fencing to the side and rear boundaries.

The property is close to the Tesco superstore on Swiney Way and there are further shopping facilities found in the nearby towns of Long Eaton and Beeston as well as at the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve, if required there are excellent schools for all ages at Toton and the transport links include J25 of the M1, the latest extension of the Nottingham tram system terminates in Toton, there are 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.

Front Door
A stylish composite front door with inset opaque glazed block panels and brushed stainless steel fittings leading to:

Reception Hall
The reception hall will have stairs with a floating glazed balustrade and oak hand rail leading to the first floor with an understiars storage cupboard, feature vertical radiator, tiled floor which extends across the whole of the ground floor living area and bedroom areas, vaulted ceiling with a Velux window providing natural light into the hall and landing areas and oak panelled doors leading to the lounge, kitchen, ground floor bedroom and ground floor w.c.

Ground Floor w.c.
Being half tiled and having a white low flush w.c. with a concealed cistern and hand basin with a mixer tap and double cupboard under, chrome ladder towel radiator, tiled flooring, recessed lighting to the ceiling and an extractor fan.

Lounge/Sitting Room
21'3 x 12'11 approx (6.48m x 3.94m approx)
This main reception room has a feature full height double glazed window to the front which extends into the vaulted ceiling in the front part of this room, there is also a further double glazed window to the front, two feature radiators, tiled flooring, recessed lighting to the ceiling, power point for a wall mounted TV and double opening oak panelled doors leading into:

Living/Dining Kitchen
22'8 to 10'3 x 19'4 to 12'9 approx (6.91m to 3.12m x 5.89m to 3.89m approx)
The kitchen is exclusively fitted with extensive ranges of handle-less white gloss soft closing units and Italian granite work surfaces and includes a 1½ bowl sink with a mixer tap, cupboards, drawers and an integrated dishwasher below, double oven and a microwave oven with a drawer below and cupboard above, a range of full height cupboards and appliances extending along a second wall which includes a double shelved pantry cupboard with a second double shelved cupboard above, granite work surface with two wide drawers below and double glazed window to the side, pull out full height racked larder cupboard, a further full height shelved cupboard, integrated fridge and freezer and two further upright full height shelved pantry cupboards, matching eye level wall cupboards, hood and back plate to the cooking area, an oak door leads to the hall and there are the double oak doors to the lounge, recessed lighting to the ceiling, feature radiator, a three panel bi-folding door leads out to the private rear garden, tiled flooring, double glazed window to the rear and a passageway leads to a full height double glazed door providing access to the side of the property.

Utility Room
6'6 x 6'1 approx (1.98m x 1.85m approx)
The utility room is fitted with matching white gloss handle-less soft closing units as the kitchen with Italian granite work surfaces and there is a sink with a mixer tap set in the work surface which has spaces for both an automatic washing machine and tumble dryer and cupboards and a drawer beneath, a Baxi boiler is housed in a full height cupboard, matching eye level wall cupboards, double glazed window with a granite sill to rear, wall mounted electric consumer unit, Porcelanosa tiled flooring, recessed lighting to the ceiling and an oak door leading to the passageway.

Bedroom 3
11'2 x 10'7 approx (3.40m x 3.23m approx)
Double glazed window to the front, feature radiator, power point for a wall mounted TV, recessed lighting to the ceiling, Porcelanosa tiled flooring and an oak panelled door leading to:

En-Suite Bathroom
The en-suite to the ground floor bedroom is fully tiled with a white suite having stylish black fittings and includes a panelled bath with a central mixer tap and mains flow shower over including a rainwater shower head and hand held shower with a protective glazed screen, hand basin with a mixer tap and double cupboard under and low flush w.c. with a concealed cistern, double mirror fronted cabinet to the wall above the sink, feature vertical black ladder towel radiator, Porcelanosa tiled flooring, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

First Floor Landing
The floating glazed balustrade and oak hand rail leads from the stairs onto the landing, there is a Velux window to the sloping ceiling providing natural light to the landing and hall areas, there is recessed lighting to the ceiling and oak panelled doors lead to the two double bedrooms.

Bedroom 1
18'6 to 14'10 x 12'5 to 10'2 approx (5.64m to 4.52m x 3.78m to 3.10m approx)
Having a double glazed window to the front and a Velux window to the sloping ceiling, feature radiator, recessed lighting to the ceiling and an oak panelled door leading to:

En-Suite Shower Room
The en-suite is fully tiled with a walk-in shower having an electric shower, tiling to three walls and a glazed sliding door and protective screen, low flush w.c. and a hand basin with mixer tap and a double cupboard beneath, opaque double glazed window, chrome ladder towel radiator, extractor fan, recessed lighting to the ceiling and Porcelanosa tiled flooring.

Bedroom 2
14'3 to 10'6 x 10'4 approx (4.34m to 3.20m x 3.15m approx)
The second double bedroom on the first floor has a double glazed window to the front, feature radiator, recessed lighting to the ceiling and an oak door leads to:

En-Suite
This en-suite is also fully tiled and has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower with a recessed shelf to one wall, space saving corner low flush w.c. and hand basin with a mixer tap and double cupboard under, chrome ladder towel radiator, Porcelanosa tiled flooring, an extractor fan and recessed lighting to the ceiling.

Outside
At the front of the property there is a block paved path leading to the main entrance door and across the front of the property, there is a lawned garden area and a double width drive with fencing to the right hand side that provides a parking area in front of the garage.

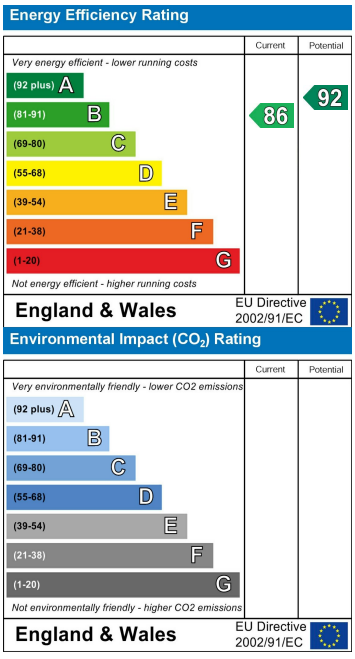
The rear garden has been landscaped with a porcelain slabbed patio extending across the rear of the property and this leads onto a newly laid lawned garden which is kept private by having quality fencing to the left hand and rear boundaries. There is outside lighting to either side of the bi-folding doors at the rear of the property and a further light by the door at the side, external power points and an outside tap are provided.

Garage
19' x 12'9 approx (5.79m x 3.89m approx)
The brick detached garage has a pitched tiled roof and will have a roller shutter door at the front and there is also a personal door at the side, power and lighting is provided, there is an electric wall mounted consumer unit for the garage and storage in the roof space.

Directions
Proceed out of Long Eaton on Nottingham Road. Continue to the traffic lights turning left onto High Road. Just as the road bends on the left hand turning, turn right into Chetwynd Road.
8958MP

Agents Notes
There are AI photos on this property.

For further information about the stamp duty option, speak to Mark Philpott at Robert Ellis.



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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