Robert Ellis

look no further. . .

Chetwynd Road,
Toton, Nottingham
NG9 6FW

£269,950 Freehold

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THIS IS AN IMMACULATE TWO DOUBLE BEDROOM PROPERTY WHICH IS SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THE HEART OF TOTON.

We are sure this property will suit the requirements of a whole range of buyers, from people buying their first property through to people who might be downsizing and are in search of a home which is easy to maintain and very accessible to the local amenities and facilities which include a Tesco superstore, excellent schools for all ages and good transport links. The property is positioned at the end of Chetwynd Road on the cul-de-sac which means there is no passing traffic to the immediate front of the house and for all that is included in this lovely home to be appreciated, we recommend interested parties do take a full inspection so they can see the size and layout of the accommodation and privacy of the South facing rear garden for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing. In brief the house is entered through a stylish composite front door into a reception hall which in turn has a door taking you to the dining kitchen which is well fitted with wall and base units and has several integrated appliances with the sink, oven and hob having been replaced recently. From the kitchen there is a door to the lounge which has a feature coal effect gas fire set in an Adam style surround and double opening French doors taking you into the garden/sitting room which has recently had the roof replaced with a solid tiled roof and from this room there are further French doors leading out to the rear garden. To the first floor the landing leads to two double bedrooms, both of which have built-in/fitted wardrobes and the fully tiled bathroom which has a white suite complete with a shower over the bath. Outside there is an adjoining garage, a drive and pebbled garden to the front and at the rear there is the sunny South facing garden which includes several places for people to sit and enjoy outside living. The rear garden has been designed to keep maintenance to a minimum and there is a shed at the bottom of the garden which will be included in the sale.

As previously mentioned the property is well placed for easy access to Tesco superstore on Swiney Way and further shopping facilities at the Chilwell Retail Parks where there is a Next, TK Maxx, M&S Food Store and several coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks at the picturesque Attenborough Nature Reserve and at Toton Fields, there are excellent schools for all ages which are within walking distance of the property and the transport links include the latest extension of the Nottingham Tram System which terminates at Toton and provides another means of transport in and out of the city centre, J25 of the M1, East Midlands Airport, 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.

Stylish composite front door with two inset opaque glazed panels leading to:

Reception Hall
Opaque double glazed window to the front, radiator and door with inset opaque glazed panel to:

Dining Kitchen
12'4 x 11'7 approx (3.76m x 3.53m approx)
The kitchen is exclusively fitted and has a sink with a mixer tap and a four ring gas hob set in a work surface which extends to two sides and has cupboards, space and plumbing for an automatic washing machine, drawers and an oven, integrated fridge and freezer below, matching eye level wall cupboards with lighting under two of the wall units, Potterton boiler housed in a matching wall cupboard, tiling to the walls by the work surface areas, recessed lighting to the ceiling, double glazed window to the front, radiator, TV aerial point and stairs with a balustrade and cupboard under leading to the first floor.

Lounge/Sitting Room
13'9 x 12'3 approx (4.19m x 3.73m approx)
Double opening double glazed French doors with matching side panels leading through into the garden/sitting room, feature coal effect fire set in an Adam style surround with an inset and hearth, corner to the wall and ceiling, dado rail to the walls, radiator and TV aerial point.

Garden/Sitting Room
10'3 x 9'6 approx (3.12m x 2.90m approx)
This additional living space was previously a conservatory and has recently had the roof replaced with a solid tiled roof which helps to provide a constant temperature throughout the year, there are double glazed double opening French doors leading out to the garden, double glazed windows to three sides and a wall mounted heater.

First Floor Landing
Hatch to loft, dado rail to the walls and doors to:

Bedroom 1
12'3 x 9'6 approx (3.73m x 2.90m approx)
Double glazed window to the rear, two full height double wardrobes with a central dressing table which has drawers below and cupboards above and a radiator.

Bedroom 2
9' plus wardrobes x 8'9 approx (2.74m plus wardrobes x 2.67m approx)
Double glazed window to the front, double built-in deep wardrobe providing excellent storage space, airing/storage cupboard and a radiator.

Bathroom
The bathroom is fully tiled and has a white suite including a panelled bath with a mixer tap with an attached shower and there is also a Triton electric shower with glazed screen to the side, low flush w.c. and pedestal wash hand basin with a mirror fronted cabinet above which has a light and electric shaver point over, chrome ladder heated towel radiator, triple mirror fronted cabinet to a second wall, opaque double glazed eye level window and an X-pelair fan.

Outside
At the front of the garden there is a driveway which leads to the garage and there is a pebbled area which helps to keep maintenance to a minimum.

There is a slabbed patio area to the side of the property which provides one of several seating areas and there is a path leading to a shed and an astroturf circular lawned area with decorative stones to the side, all of which helps to keep maintenance to a minimum and the garden is kept private by having fencing to the side boundaries and hedging to the rear. There is outside lighting to both the front and rear of the house and an external power point at the rear.

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, continuing to the head of the road where the property can be found as identified by our for sale board.
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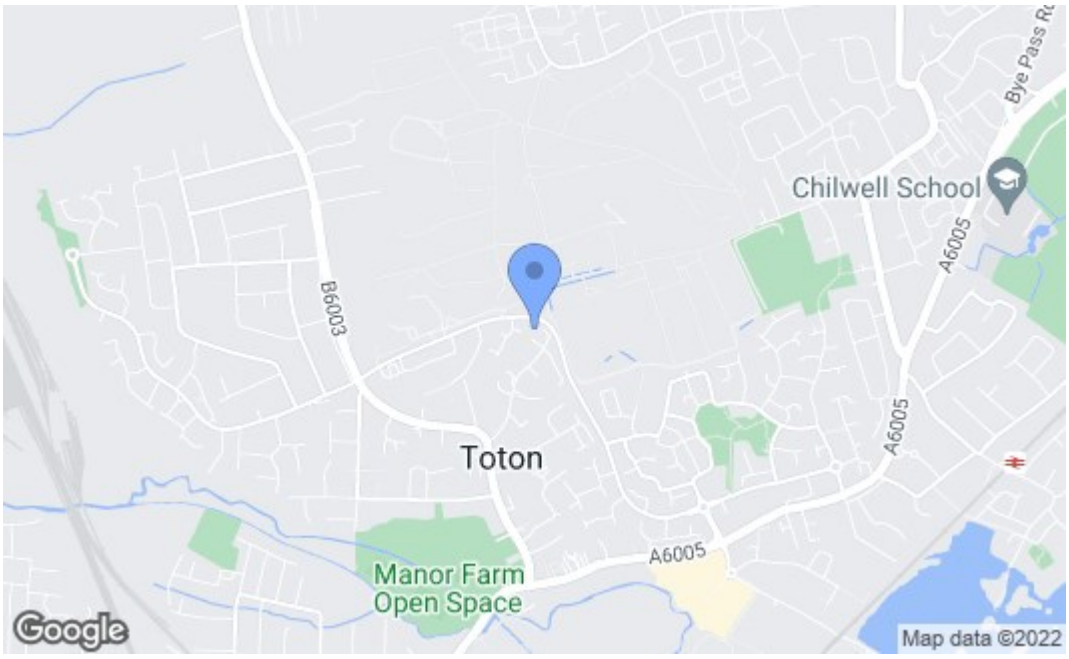
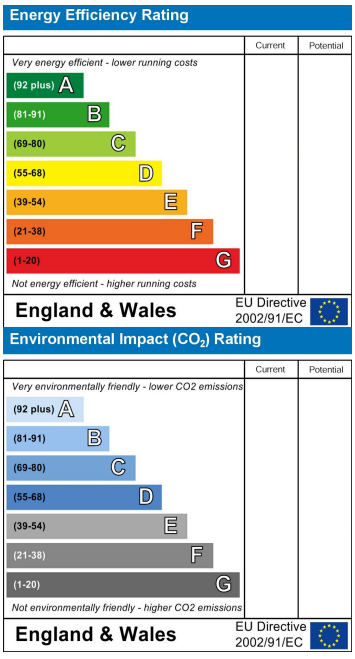
Council Tax
Band B £1701





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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