Robert Ellis

look no further...

Chetwynd Road,
Toton, Nottingham
NG9 6FW

£280,000 Freehold

0115 946 1818

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AN IMMACULATE THREE BEDROOM SEMI DETACHED PROPERTY BUILT SIX YEARS AGO AND SITUATED IN THE HEART OF TOTON.

Robert Ellis are delighted to bring to the market a really good size semi detached property situated on a cul-de-sac. There is potential to extend the property at the side or rear, subject to the necessary permissions, but offers spacious accommodation already having good size bedrooms and a lovely lounge with patio doors onto the rear garden. The property was built six years ago and is still under warranty and an early internal viewing is highly recommended to fully appreciate all the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of a spacious entrance hall, ground floor w..c, dining kitchen with built-in appliances and a lovely lounge with patio doors onto the rear garden. To the first floor there are three good size bedrooms and a family bathroom. Outside there is parking for two cars and to the side there is the possibility to extend and a good size garden to the rear.

The property is within walking distance of the Tesco superstore on Swiney Way, there is a local Post Office within walking distance and further shopping facilities found in the nearby towns of Long Eaton and Beeston and at the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and various coffee eateries. There are walks at Toton Fields and the picturesque Attenborough Nature Reserve, there are the excellent schools for all ages which are within walking distance of the property 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.

Entrance Hall
Composite front entrance door, radiator, stairs to the first floor and door to:

Ground Floor w.c.
Low flush w.c., pedestal wash hand basin, radiator, tiled floor, extractor fan and UPVC double glazed window to the front.

Kitchen
16'2 x 7'8 approx (4.93m x 2.34m approx)
Wall, base and drawer units with work surface over, stainless steel sink and drainer with mixer tap, integrated oven, hob and extractor hood over, plumbing for washing machine, appliance space, splashbacks, tiled floor, radiator and UPVC double glazed windows to the front and side.

Lounge
15'6 x 12'2 approx (4.72m x 3.71m approx)
UPVC double glazed French door and windows to the rear garden, radiator, TV point, door to large understairs storage cupboard.

First Floor Landing
Access to the loft, door to airing/storage cupboard housing the gas central heating boiler and doors to:

Bedroom 1
11'8 plus wardrobes x 8'6 approx (3.56m plus wardrobes x 2.59m approx)
UPVC double glazed window to the front, radiator, TV point.

Bedroom 2
11'7 plus wardrobes x 8'6 approx (3.53m plus wardrobes x 2.59m approx)
UPVC double glazed window to the rear, radiator, TV point.

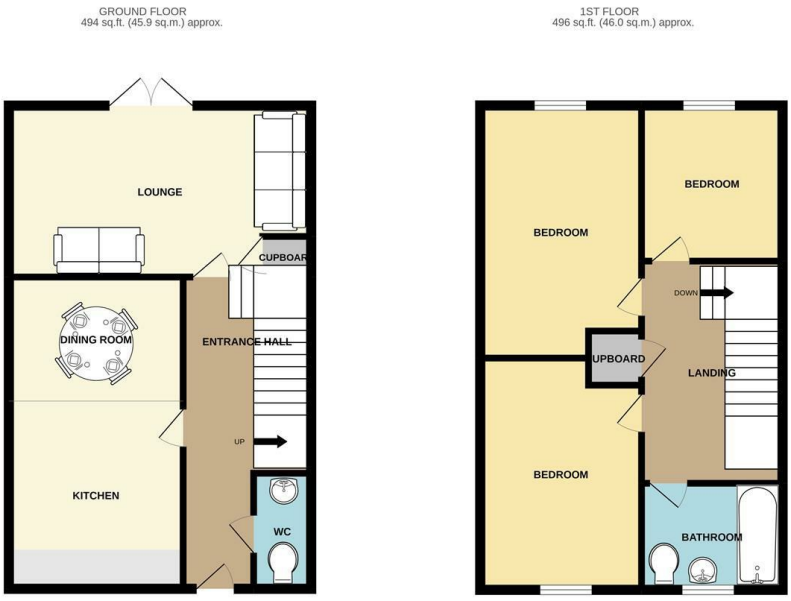
Bedroom 3
8'3 x 6'7 approx (2.51m x 2.01m approx)
UPVC double glazed window to the rear, TV point, radiator.

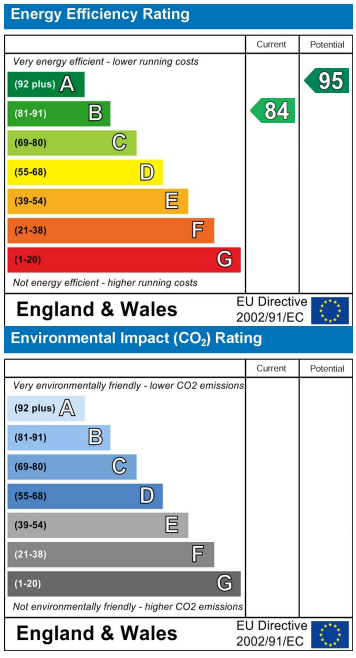
Bathroom
A white three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, tiled floor, chrome heated towel rail, UPVC double glazed window to the front, extractor fan and tiled floor.

Outside
To the front of the property there is off the road parking for at least two cars and a secure gate leading to the side elevation which is quite wide and offers the potential to extend if required. There is a path and a lawn leading to the rear garden which is of a good size and predominantly lawned having borders at the bottom with mature shrubs and flowers and there is a garden shed. The garden is privately enclosed with fenced boundaries, there is an outside tap and power points.

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.
6793AMEC

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.

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