



Darley Avenue,  
Toton, Nottingham  
NG9 6JP

**Price Guide £300-310,000**

**Freehold**



AN EXTENDED DETACHED THREE BEDROOM PROPERTY FOUND ON A GOOD SIZE PLOT WITH POTENTIAL TO EXTEND AND DEVELOP SUBJECT TO A BUYERS NEEDS AND REQUIREMENTS. SELLING WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market this spacious extended family home which is located on Darley Avenue being one of the most popular roads within Toton. This extended property offers spacious accommodation over two floors with an integral garage. To fully appreciate the size of the accommodation on offer, we recommend all interested parties book a viewing. The property is situated on an elevated position and has a Southerly aspect to the front with views over the Trent Valley and beyond. There is scope for the incoming purchaser to put their own mark on the property and change the layout to suit their needs and this has been reflected in the realistic asking price. The property would ideally suit a growing family which is close to excellent schools with many further amenities and facilities being within easy reach as well as excellent transport links, all of which have helped make this such a popular and convenient place to live.

The property is constructed of brick to the external elevation all under a tiled roof and in brief the accommodation comprises of an inner entrance hallway, through lounge/diner, extended garden room, currently being utilised as a dining area, fitted kitchen, rear lobby and study. To the first floor there are three double bedrooms and family bathroom. There is an integral garage, driveway providing off the road vehicle hard standing and large tiered landscaped garden to the rear with mature shrubs and trees planted to the borders.

The property is a few minutes walk of George Spencer Academy with schools for younger children also being within easy reach, there is a Tesco superstore on Swiney Way with many other shopping facilities being found in the nearby towns of Beeston, Long Eaton and Stapleford with the Chilwell retail park being a short drive away where there is an M&S food store, Next, TK Maxx and a number of other outlets. There are healthcare and sports facilities including several local golf courses, walks across the nearby fields or at 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

With double glazed door to the front incorporating fixed double glazed window panel, stairs to the first floor, ceiling light point, built-in shelving unit and panelled doors to:

### Living Room

22'11" x 13'7" approx (6.99m x 4.14m approx)

Double glazed picture window to the front with internal glazed doors leading through to the dining room, additional double glazed window to the side, feature fireplace incorporating stone surround, wooden mantle, slate hearth and open fire, additional matching inset TV stand and shelving, skirting board radiator, coving to ceiling, ceiling light point, understairs storage cupboard and doors to:

### Dining Room

14'3" x 7'6" approx (4.34m x 2.29m approx)

Double glazed French doors to the paved patio area and landscaped garden to the rear, coving to ceiling, ceiling light point, wall mounted double radiator and internal glazed doors to living room.

### Fitted Kitchen

13'1" x 8'5" approx (3.99m x 2.57m approx)

Double glazed window to the side, range of matching wall and base units incorporating laminate work surface above, 1½ bowl stainless steel sink with swan neck mixer tap over, wall mounted Worcester Bosch gas central heating boiler, space and plumbing for automatic washing machine and dishwasher, point for free standing tumble dryer, integral Bosch double oven with space and point for free standing fridge freezer, gas hob with built-in extractor hood over, tiled splashbacks, tiling to the floor, glazed door to:

### Rear Lobby

5'10" x 4'4" approx (1.78m x 1.32m approx)

Double glazed window to the rear with double glazed door to the side, wall mounted radiator and glazed door into dining room.

### Study

9'6" x 7'5" approx (2.90m x 2.26m approx)

Double glazed window to the side, ceiling light point, built-in shelving and additional built-in storage cabinets.

### First Floor Landing

Ceiling light point, loft access hatch, panelled doors to:

### Bedroom 1

14'2" x 10' approx (4.32m x 3.05m approx)

This master bedroom benefits from having picturesque views over Toton having an elevated position and has a double glazed picture window to the front, built-in wardrobe over the stairs and additional built-in wardrobes, ceiling light point, skirting board radiator.

### Bedroom 2

14'3" x 8'7" approx (4.34m x 2.62m approx)

Double glazed picture window to the front, built-in wardrobes, ceiling light point, semi recessed vanity wash hand basin with storage cupboard below and tiled splashbacks, skirting board radiator.

### Bedroom 3

13'3" x 7'9" approx (4.04m x 2.36m approx)

This third double bedroom benefits from having a double glazed window to the rear, ceiling light point, semi recessed vanity wash hand basin with storage below, tiled splashbacks, skirting board radiator.

### Bathroom

8'5" x 7'9" approx (2.57m x 2.36m approx)

This modern white three piece suite comprises of a P shaped panelled bath with mains fed shower over, semi recessed vanity wash hand basin with storage cupboard below, low flush w.c., additional built-in cabinets with further drawers for storage, tiled splashbacks, tiling to the floor, double glazed window to the rear, recessed spotlights to the ceiling, wall mounted radiator, airing/storage cupboard housing hot water cylinder.

### Outside

To the front of the property there is a driveway providing off the road vehicle hard standing leading to the integral garage. There is a further low maintenance gravelled garden with pathway to the front entrance door. Secure gated access to the enclosed rear garden. To the rear of the property there is an enclosed garden laid mainly to lawn with a large paved patio area, tiered garden incorporating walls and hedges to the boundaries, greenhouse and mature shrubs and trees planted to the borders. The rear garden enjoys a private aspect with mature fruit trees to the rear.

### Garage

17'8" x 9'1" approx (5.38m x 2.77m approx)

Double glazed window to the side, light and power.

### 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 Darley Avenue where the property can be found on the right as identified by our 'for sale' board.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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