Robert Ellis

look no further...

Kirkham Drive,
Toton, Nottingham
NG9 6HG

£343,000 Freehold

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THIS IS A STUNNING THREE DOUBLE BEDROOM EXTENDED SEMI DETACHED PROPERTY WHICH IS POSITIONED TOWARDS THE HEAD OF A QUIET CUL-DE-SAC IN THIS MOST SOUGHT AFTER LOCATION.

Being positioned on Kirkham Drive which is a quiet cul-de-sac in the heart of Toton, this traditional semi detached property has been extended to the rear which helps to provide an enlarged living/dining kitchen and three double bedrooms. For the size and quality of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection which will enable them to see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Toton and the surrounding area including schools for all ages, which has been one of the main reasons why people have wanted to move into he Toton area over the past coupe of decades. There are also excellent transport links which includes the latest extension of the Nottingham tram system which terminates in Toton.

The property stands back from the road with block paved parking at the front and is constructed of brick to the external elevations under a pitched tiled roof. The tastefully finished accommodation derives all the benefits of having gas central heating and double glazing and includes a reception hall with laminate flooring and a staircase with feature glazed balustrade leading to the first floor. The lounge is positioned to the front and has glazed bi-folding doors leading into the open plan living/dining kitchen with the kitchen area being exclusively fitted with white gloss handle-less soft closing units and granite work surfaces and includes several integrated appliances. There is a most useful ground floor w.c. and to the first floor the landing leads to the three double bedrooms and a luxurious, fully tiled bathroom which has a mains flow shower system over the bath. Outside there is an adjoining brick garage to the left of the property and this has an electrically operated folding up and over door at the front, there is a block paved parking area at the front which provides off road parking for 2/3 vehicles and at the rear there is a private garden which has a lawn, decked area and is kept private by having fencing and brickwork to the boundaries.

The property is well placed for easy access to the Tesco superstore on Swiney Way and there are many other retail outlets found in the nearby towns of Beeston and Long Eaton and 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 which includes several local golf courses, walks at Toton fields and the picturesque Attenborough Nature Reserve and as well as the Nottingham tram system the excellent transport links include 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 leaded panels and opaque double glazed panels to either side and three black up and down lights.

Reception Hall
Stairs with feature glazed balustrade leading to the first floor, inset entrance mat with tiled floor and a radiator.

Lounge/Sitting Room
14' x 11' approx (4.27m x 3.35m approx)
Double glazed window with day and night privacy blind to the front, radiator and a TV point.

Living/Dining Kitchen
27' x 11' to 7' approx (8.23m x 3.35m to 2.13m approx)
The exclusively fitted living/dining kitchen has white gloss handle-less finished units with grey granite work surfaces which has a silver fleck and includes a 1½ bowl sink with a mixer tap set in a granite work surface with an integrated dishwasher, cupboards, concealed washing machine, pull out bin cupboard and a wine cooler below, double oven with cupboards above and below, pull out racked upright storage system, housing for a fridge freezer with a cupboard over, shelved upright pantry cupboard, LED lighting below the work surfaces and around the fridge/freezer housing, matching eye level wall cupboards, five ring induction hob set in a central island which has a granite work surface with seating at one side for three people and power points and six wide drawers below, part vaulted ceiling with two Velux windows, extractor fan over the cooking area which extracts externally, double glazed window with blind to the rear, tiled flooring with underfloor heating (water based), double glazed French doors with fitted blinds leading out to the rear garden, five door internal bi-folding door leading to the lounge/sitting room and recessed lighting to the ceiling.

Ground Floor w.c.
Having a white low flush w.c. with a concealed cistern and sink above with mixer tap, fan light and extractor fan, tiled flooring with underfloor heating, opaque double glazed window and the consumer unit and electricity meter are housed in a fitted cupboard.

First Floor Landing
The glazed balustrade continues from the stairs onto the landing, hatch with ladder leading to a part boarded loft which has a light, double glazed window with blind to the side and panelled doors leading to the rooms off the landing.

Bedroom 1
12' x 11' approx (3.66m x 3.35m approx)
Double glazed window to the front, fitted wardrobes providing drawers and lighting, and a radiator.

Bedroom 2
11' to 9' x 11' approx (3.35m to 2.74m x 3.35m approx)
Double glazed window with day and night blackout blind, cornice to the wall and ceiling and a radiator.

Bedroom 3
11' x 8'10 to 7' approx (3.35m x 2.69m to 2.13m approx)
Double glazed window to the rear with a day and night blackout blind, laminate flooring, cornice to the wall and ceiling and a radiator.

Bathroom
The luxurious bathroom is fully tiled and has a white suite including a panelled bath with mixer taps and a mains flow shower over having a rainwater shower head and hand held shower with a glazed protective screen, hand basin with a mixer tap and having a heated mirror with lighting set on a feature tiled back plate, low flush w.c. with a concealed cistern and toilet roll holder and cupboards below with a matching unit to the side which has a glazed shelving unit and cupboard above and LED lighting, chrome ladder towel radiator, opaque double glazed window with a fitted blind, light and extractor unit and tiled flooring.

Outside
At the front of the property there is a block paved driveway which provides off road parking for 2/3 vehicles, there are three black up and down lights by the front door and garage and there is composite low level fencing to the two side boundaries.

The rear garden has a block paved path running across the rear of the house leading onto a lawn with a pebbled bed to the right hand side and there is a decked area with lighting under at the bottom of the garden where there is also a shed and the garden is kept private by having fencing and brickwork to the boundaries. An outside light, external tap and two plug sockets are provided.

Garage
14' x 8' approx (4.27m x 2.44m approx)
The adjoining brick garage has an electrically operated up and over door to the front, an internal fire door into the kitchen, power and lighting is provided, there are hot and cold water taps and there is storage in the roof space above the garage.

Directions
Proceed out of Long Eaton along Nottingham Road turning left into High Road at the Grange Farm traffic lights. Continue to the Banks Road traffic lights turning left into Banks Road and second right into Kirkham Drive where the property can be found on the left hand side identified by our for sale board.
9063AMMP

Council Tax
Broxtowe Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

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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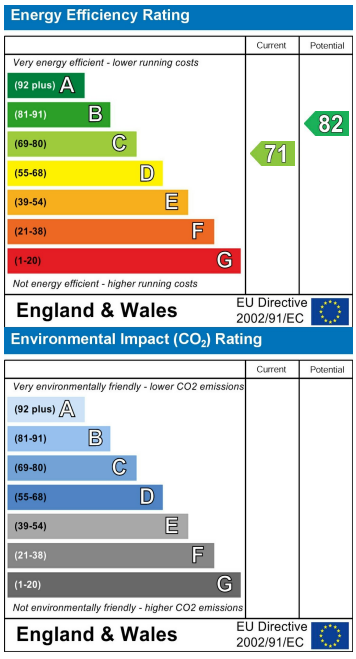

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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