Robert Ellis

look no further...

Banks Road,
Toton, Nottingham
NG9 6HD

O/I/R £315,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A GOOD SIZED SEMI DETACHED HOUSE WITH THREE DOUBLE BEDROOMS LOCATED IN THE POPULAR VILLAGE OF TOTON.

Robert Ellis are pleased to be instructed to market this semi detached house that is located in the ever popular village of Toton. The property is light and airy and well presented throughout and has recently had a new combination central heating boiler and new electrical consumer unit fitted.

The accommodation comprises of an inviting entrance hallway with stairs rising to the first floor and door access to the lounge diner and kitchen. The light and airy lounge diner has solid wood flooring, feature gas fire, walk in bay window and access to the conservator which overlooks the rear garden. The kitchen is also light and airy and provides access to the downstairs cloakroom and personnel door into the single integrated single garage. The first floor landing leads to the three double bedrooms and modern fitted family bathroom.

Outside to the front elevation, there is a concrete hardstanding and decorative white gravelled area that provides off road parking for a number of vehicles as well as access to the single integral garage which has an electric roller shutter. The good sized rear garden has a paved patio seating area which is perfect for outside entertaining, there is a lawn area, new timber shed and mature borders.

We recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property is within easy reach of the Tesco superstore on Swiney Way and all the other shopping facilities found in the nearby towns of Beeston and Long Eaton as well as Chilwell retail park. There are the excellent schools for all ages which are all within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks at the picturesque Attenborough Nature Reserve which is again a short distance away and there are excellent transport links which include the latest extension to the Nottingham tram found at Bardill's island, J25 of the M1, stations at Beeston, Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed door with obscure double glazed decorative light panels within, fixed obscure double glazed panes either side of the door, wood effect laminate floor, radiator with cover, stairs to the first floor, Hive central heating control system, understairs storage area with access to the fuse board (replaced approx 3 months ago) and a spotlight. Half glazed timber doors leading to the kitchen and lounge/diner.

Lounge
11'6" x 11'10" plus bay approx (3.51m x 3.61m plus bay approx)
UPVC double glazed bay window to the front, wooden flooring, radiator, Living Flame coal effect gas fire, ornate insert, black granite hearth and timber surround, open to:

Dining Area
11'6" x 11'11" approx (3.51m x 3.64m approx)
Wooden flooring, radiator and part wooden panelled walls, UPVC double glazed patio doors opening to:

Conservatory
11'4" x 10'3" approx (3.46m x 3.13m approx)
UPVC double glazed construction with a brick wall and polycarbonate roof, power and UPVC double glazed French doors to the rear.

Kitchen
12'3" x 8'8" approx (3.74m x 2.65m approx)
UPVC double glazed window and door to the rear, white wall, base and drawer units with work surfaces over, tiled splashback, inset circular stainless steel sink and drainer with chrome mixer tap, integrated electric oven, stainless steel four ring gas hob with extractor over, plumbing and space for a washing machine and slim-line dishwasher, space for an undercounter fridge or freezer, radiator, wood effect laminate flooring and door to:

Rear Lobby
Access to the cloaks/w.c. and door to the garage.

Cloaks/w.c.
Obscure UPVC double glazed window to the rear, white low flush w.c. and wall mounted sink, tiled splashback, black tiled effect laminate flooring.

First Floor Landing
UPVC double glazed window to the side, loft access hatch with ladder to the fully boarded loft space and doors to:

Bedroom 1
13'7" max x 11'7" approx (4.15m max x 3.54m approx)
UPVC double glazed bay window to the front, part wood panelled walls, ceiling spotlight, radiator.

Bedroom 2
11'10" x 10'7" approx (3.63m x 3.25m approx)
UPVC double glazed window to the rear and a radiator.

Bedroom 3
9'0" x 8'4" approx (2.75m x 2.56m approx)
UPVC double glazed window to the front, part panelled walls, ceiling spotlights and a radiator.

Bathroom
6'3" x 8'7" approx (1.93m x 2.64m approx)
Obscure UPVC double glazed window to the rear, ceiling spotlights, four piece white suite comprising of a bath with central chrome mixer tap, fully tiled enclosed shower cubicle with Triton electric shower over, wash hand basin with mixer tap, low flush w.c., chrome heated towel rail, wood effect laminate flooring, ceiling spotlights and extractor.

Outside
At the front of the property there is off road parking, concrete hard standing and decorative pebbles, low level brick wall to the border and access to the garage. Side access through a secure wooden gate to the rear.

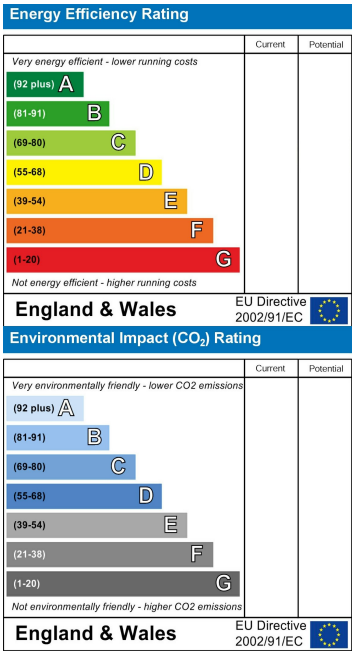
The rear garden has a paved patio area, lawned area with well established borders, timber shed and water tap, wooden fence to the borders.

Integral Garage
16'9" x 8'7" approx (5.12m x 2.64m approx)
Electric roller shutter door controlled with a fob, wall mounted Ideal Logic combi boiler (recently fitted), power and light.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto Stapleford Lane. At the next main lights turn left onto Banks Road.
8733AMMH

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 6mbps Superfast 67mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, 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



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818