Robert Ellis

look no further...

Kirkham Drive,
Toton, Nottingham
NG9 6HG

£270,000 Freehold

A BEAUTIFUL 1930'S BAY-FRONTED HOME WITH A GARAGE IN A SOUGHT-AFTER CUL-DE-SAC IN TOTON BEING SOLD WITH NO UPWARD CHAIN.

This attractive three-bedroom semi-detached property offers a perfect blend of character and modern living, positioned within a lovely cul-de-sac location. The home boasts a traditional bay-fronted façade and benefits from an entrance porch leading into a spacious through lounge diner, ideal for both relaxing and entertaining. To the rear, an extended dual-aspect kitchen provides a bright and versatile space. To the first floor, there are three good-sized bedrooms and a contemporary shower room, all presented to a high standard. Externally, the property benefits from a driveway to the front, a garage, and an eclosed, landscaped garden. Offered for sale with no upward chain, this is a fantastic opportunity to acquire a charming 1930s home in a desirable location.

The property is entered via a front porch into the entrance hall, with doors leading to a downstairs W.C. and an open plan lounge diner, featuring glass doors which can separate the dining area if desired. To the rear, the extended kitchen is fully fitted with white units and provides access to the garden. To the first floor, there is a modern shower room and three bedrooms, all benefiting from fitted storage. Externally, there is a garage to the side, ideal for storage, and a beautifully landscaped rear garden with patio areas, lawn, and established shrubs. The property would make an ideal home for those looking to put their stamp on their home!

The property is well placed for easy access to the excellent local schools for all ages, there is a Tesco store on Swiney Way with further shopping facilities be found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is a M&S food store, Next, TK Maxx and various coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks in the nearby picturesque Attenborough Nature Reserve and 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.

Porch
1'6 x 6'5 approx (0.46m x 1.96m approx)
Tiled floor, UPVC double glazed door with inset obscure glazed panel and windows either side leading into:

Entrance Hall
6'4 x 14'6 approx (1.93m x 4.42m approx)
Wooden front door with windows either side, carpeted flooring, radiator, ceiling light, understairs cupboard, stairs to the first floor, doors to:

Ground Floor w.c.
2'4 x 4'9 approx (0.71m x 1.45m approx)
Carpeted flooring, ceiling light, pedestal wash hand basin and low flush w.c., tiled walls, electric consumer unit.

Lounge
17'6 x 11'4 approx (5.33m x 3.45m approx)
UPVC double glazed bay window to the front, carpeted flooring, two radiators, two ceiling lights, TV and internet point, brick built fireplace and surround, wooden doors and windows into:

Dining Room
9'9 x 8'1 approx (2.97m x 2.46m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light.

Extended Kitchen
8'4 x 14'4 approx (2.54m x 4.37m approx)
UPVC double glazed windows to the rear and side, UPVC double glazed door with inset glazed panel, ceiling light, vinyl flooring, white Shaker style wall, drawer and base units to two walls with laminate roll edged work surface over and tiled splashbacks, AEG oven and Electrolux microwave, integral under counter freezer, four ring electric hob with extractor above, washing machine, inset stainless steel 1½ bowl sink and drainer with swan neck mixer tap and Ideal wall mounted combi boiler.

Shower Room
6'4 x 7'5 approx (1.93m x 2.26m approx)
Obscure UPVC double glazed window to the front, radiator, recessed LED ceiling spotlights, low flush w.c., wash hand basin with swanneck mixer tap and vanity cupboard under, shelving, LED light up mirror and large electric corner shower.

First Floor Landing
6'5 x 8'5 approx (1.96m x 2.57m approx)
UPVC double glazed window to the side, carpeted ceiling, ceiling light, loft access hatch and doors to:

Bedroom 1
14'2 x 9'6 approx (4.32m x 2.90m approx)
UPVC double glazed bay window to the front, carpeted flooring, radiator, ceiling light, mirror wardrobes along one wall.

Bedroom 2
10'10 x 10' approx (3.30m x 3.05m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, built-in storage and wardrobes.

Bedroom 3
9' x 7'9 approx (2.74m x 2.36m approx)
UPVC double glazed window to the rear, radiator, ceiling light and built-in storage cupboard.

Outside
There is a block paved driveway in front of the garage, garden to the front with large magnolia tree and beds surrounding with a brick wall to the boundary.

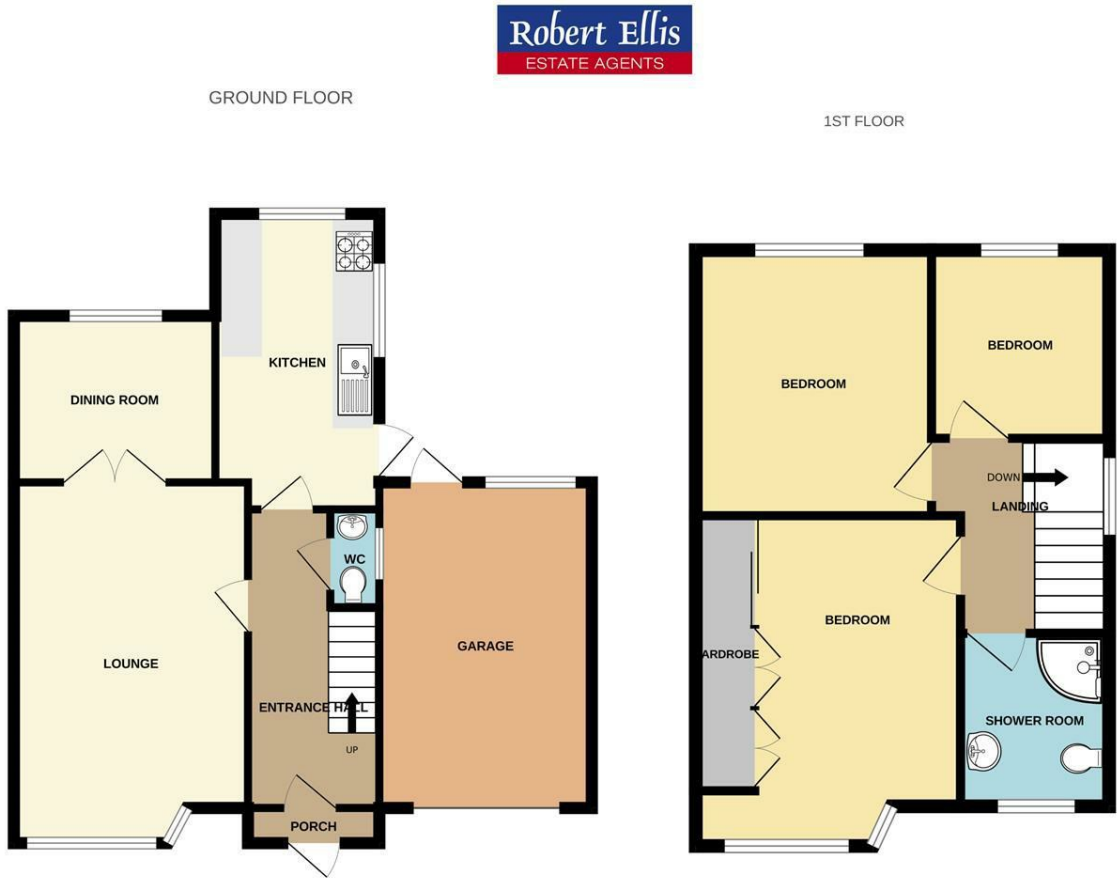
There is a sandstone patio area, lawned garden, sleeper planter beds and fencing to the boundaries, courtesy lighting. This is fully enclosed and safe!

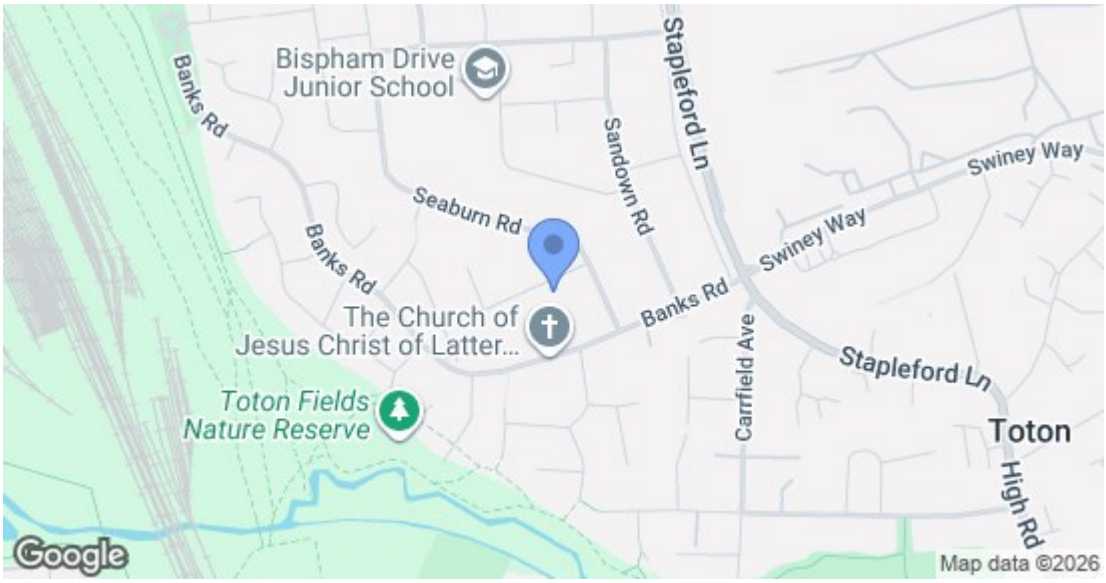
Garage
10'4 x 17'2 approx (3.15m x 5.23m approx)
Metal door to the front, light and power and UPVC double glazed window and door to the rear.

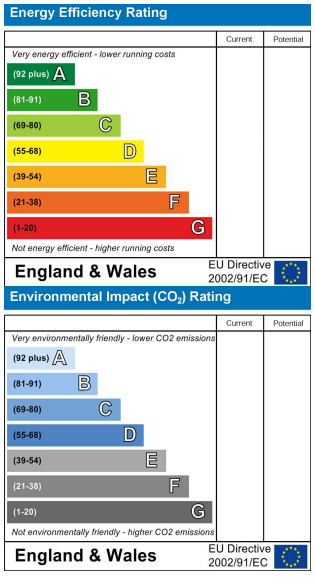
Directions
Proceed out of Long Eaton along Nottingham Road turning left into High Road at the Grange Farm traffic lights. Continue to the Banks Road traffic lights turning left into Banks Road and second right into Kirkham Drive where the property can be found on the left hand side.
9213JG

Council Tax
Broxtowe Borough Council Band B

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







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