Robert Ellis

look no further...

Fylde Close,
Toton, Nottingham
NG9 6HH

£300,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

BEING SITUATED ON THIS QUIET CUL-DE-SAC IN THE HEART OF TOTON, THIS TRADITIONAL SEMI DETACHED PROPERTY PROVIDES A LOVELY HOME WHICH WILL SUIT A WHOLE RANGE OF BUYERS.

Being located on Fylde Close which is a quiet cul-de-sac which is within easy reach of all the local schools provided by Toton. This three bedroom property is situated on a good size plot with a private, Southerly facing garden at the rear and for the size of the accommodation which over the past couple of years has had the bathroom updated and the Southerly facing garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing along with a full re-wire and additional sockets (4 years ago). In brief the house includes an open porch leading through the front door into the spacious reception hall which has a door into the through lounge which includes a dining area and has patio doors leading out to the rear garden and the kitchen which has wall and base units and provides the opportunity for a new owner to update the kitchen to meet their own requirements. To the first floor the landing leads to the three good size bedrooms and bathroom which recently has been updated and has Porcelanosa tiling to the walls and includes a separate walk-in shower and a bath. Outside there is a concrete sectional garage positioned to the left hand side of the house, a block paved drive and garden to the front and a private, Southerly facing rear garden with a patio, lawns and fencing to the boundaries.

The house is within easy reach of the Tesco superstore on Swiney Way as well as many other retail outlets being found in the nearby towns of Beeston and Long Eaton as well as at the Chilwell Retail Parks where there is a TK Maxx, Next, M&S food store and several coffee eateries, there are other excellent local schools for all ages which are within walking distance of the property, healthcare and sports facilities which includes several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, the latest extension to the Nottingham tram system which terminates at Toton, 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
Open porch with an arched entrance, tiled flooring and an outside light leading through a UPVC front door with two inset opaque double glazed panels and matching opaque double glazed side panels leading to:

Reception Hall
Stairs leading to the first floor, radiator, understairs storage cupboard which houses the gas and electric meters and electric consumer unit, there is an opaque glazed window to the side and cloaks hanging is provided.

Lounge/Dining Room
24'4 x 11'5 to 9'8 approx (7.42m x 3.48m to 2.95m approx)
This large main reception room has a double glazed bay window to the front, coal effect gas fire (not tested) set in an Adam style surround with a hearth, two radiators and double glazed patio doors leading out to the rear garden.

Kitchen
13'7 x 7'9 approx (4.14m x 2.36m approx)
The kitchen is fitted with a stainless steel sink having a mixer tap set in a work surface with cupboards, drawers and spaces for an automatic washing machine and fridge below, second work surface with cupboards under, space for a cooking Range, further work surface with a space for a freezer beneath, hood and tiled back plate to the cooking area, matching eye level wall cupboards, double glazed windows to the rear and side, radiator and an opaque glazed door leading out to the side of the property.

First Floor Landing
Hatch with ladder leading to the loft which has a light and the boiler is housed in the loft space, the balustrade continues from the stairs onto the landing and there is a double glazed window to the side.

Bedroom 1
12'6 x 11'6 approx (3.81m x 3.51m approx)
Double glazed bay window to the front, radiator, fitted hanging space and shelving to one wall and data points are provided in this bedroom.

Bedroom 2
11'6 x 11'6 approx (3.51m x 3.51m approx)
Double glazed window to the rear and a radiator.

Bedroom 3
8'2 x 8'2 approx (2.49m x 2.49m approx)
Double glazed window to the rear, radiator and data points are provided.

Bathroom
The bathroom has been re-fitted over the past few years and is fully tiled with Porcelanosa tiles, a stand alone bath with central mixer taps, a corner shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls, one of which has a tiled recess, glazed pivot door and protective glazed screen, low flush w.c. and a circular hand basin with a mixer tap set on a surface with two drawers beneath, tiled flooring, feature vertical radiator, opaque double glazed window with a fitted blind, recessed lighting to the ceiling and an extractor fan.

Outisde
At the front of the property there is a block paved driveway with a pathway extending across the front of the house with there being a gate between the garage and the house with the path taking you to the rear garden, there is a lawn with borders to the front and fencing to the right and left boundaries.

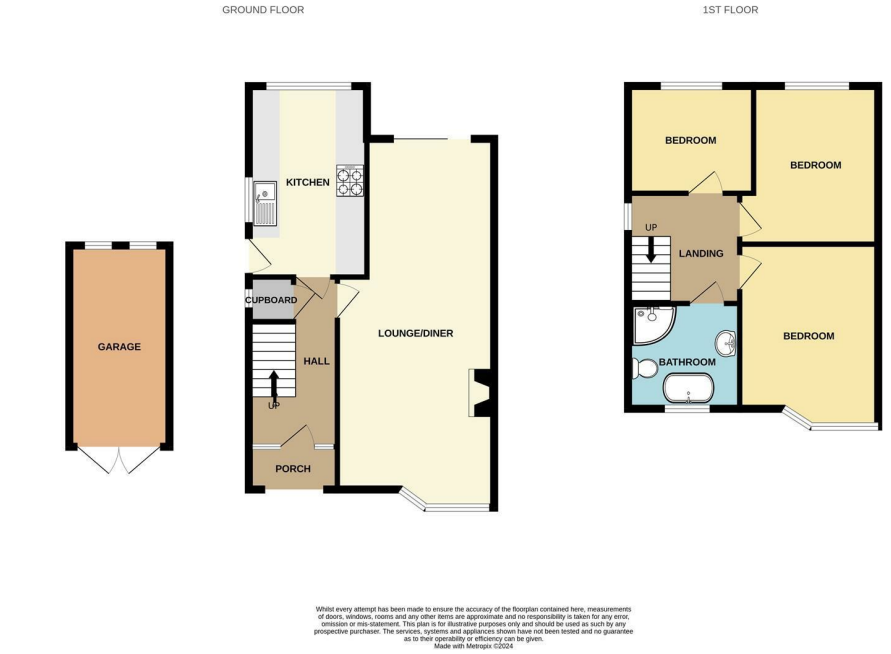
At the side of the property there is a block paved area where there is a shed and bin store area, slabbed patio with a wall at the rear of the house with the rear garden being Southerly facing and a path leads from the patio to a path which runs down to the bottom of the garden where there is a further slabbed area, a base for a greenhouse or shed, good size lawned garden with borders to the side, fencing to the boundaries with natural screening at the bottom of the garden with storage space beneath. There is an outside tap and an external light on the side of the property.

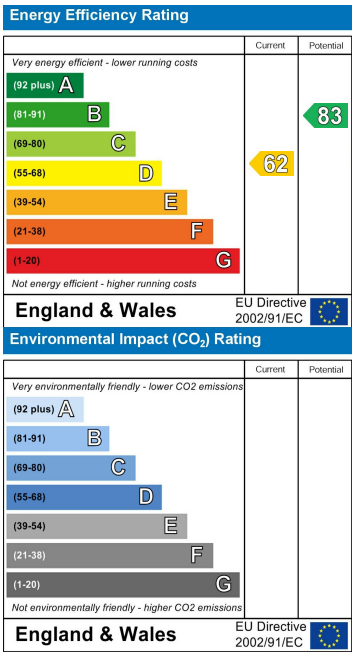
Garage
16' x 8' approx (4.88m x 2.44m approx)
A concrete sectional garage with double doors at the front and two windows at the rear.

Directions
Proceed out of Long Eaton along Nottingham Road and at The Manor Pub traffic lights turn left onto High Road which then becomes Stapleford Lane. At the next main set of lights turn left onto Banks Road, second right onto Seaburn Road, first left onto Kirkham Drive and Fylde Close can be found as a turning on the right hand side.
7967AMMP

Council Tax
Broxtowe Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband –
Broadband Speed -
Phone Signal –
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