Robert Ellis

look no further...

Leyland Close,
Toton, Nottingham
NG9 6HB

£595,000 Freehold

0115 946 1818

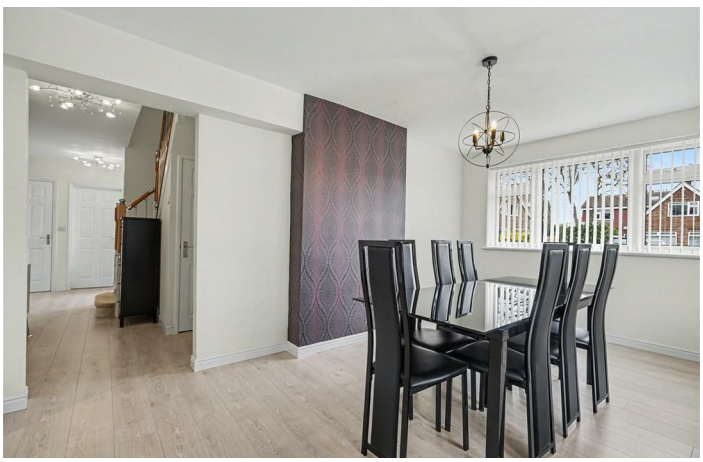
/robertellisestateagent @robertellisea

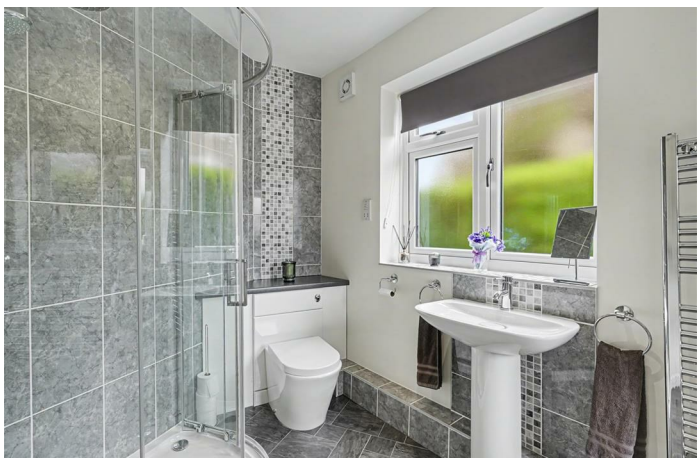
THIS IS AN EXTENDED, DETACHED PROPERTY PROVIDING FOUR DOUBLE BEDROOMS, FOUR BATHROOMS AND SPACIOUS VERSATILE LIVING ACCOMMODATION SITUATED ON A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Robert Ellis are pleased to be instructed to market this large, detached property which over recent years has been cleverly extended to the side and rear to provide spacious accommodation which we are sure will suit a family who are looking for a large, detached property in Toton. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to all the excellent local schools, which has been one of the main reasons why people have moved to Toton over the past couple of decades, and two transport links which includes the latest extension of the Nottingham tram system which terminates at Toton.

The property stands back from the head of the cul-de-sac and is constructed of brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation benefits from gas central heating, with underfloor heating to the ground floor on the new part of the property, and double glazing throughout. Being entered through the front door, the accommodation includes a spacious reception hall with a cloaks/w.c. off and the hall opens to the dining room which in turn leads into the breakfast kitchen which is exclusively fitted with white gloss units, has a central island and integrated appliances and off the kitchen there is the utility room. There is also a ground floor double bedroom with built-in wardrobes, which could be an additional reception room if preferred by a new owner, and there is a luxurious ground floor bathroom which has a corner spa bath and a separate walk-in shower with underfloor heating in the bathroom. To the first floor the landing leads to three double bedrooms, with two having en-suite shower rooms and the main bedroom has double opening, double glazed French doors with Juliette balconies and a feature mezzanine floor which could have several different uses and there is then the main family shower room which is located off the landing. Outside there is parking for a number of vehicles at the front and access either side of the property to the rear where there are patios, a large lawned garden with a feature ornamental bridge and pebbled area and established borders to the sides, with there being fencing, natural screening and hedging to the boundaries and there is also a large storage shed positioned to the right hand side of the house.

The property is within easy reach of a Tesco superstore on Swiney Way with further shopping facilities being found in the towns of Beeston and Long Eaton as well as at the Chilwell Retail Parks where there is an M&S food store, TK Maxx and several coffee eateries, the excellent local schools are also within easy reach of the property, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and in addition to the Nottingham tram system, the 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.





Front Door
UPVC front door with an inset opaque glazed panel with two up and down lights at the front and an opaque double glazed window to the side leading to:

Reception Hall
Stairs with a feature balustrade having chrome spindles and a solid oak wooden hand rail leading to the first floor with a cloaks cupboard under which houses the electric consumer unit and gas meter, laminate flooring which extends into the dining area, built-in cloaks/storage cupboard and a feature radiator.

Cloaks/w.c.
Having a white low flush w.c. and corner hand basin with a mixer tap and tiled splashback, chrome ladder towel radiator and an X-pelair fan.

Lounge/Sitting Room
18'5 x 16' approx (5.61m x 4.88m approx)
This large main reception room has two sets of bi-folding doors, one with five panels and the other with three panels, leading out to the rear garden, laminate flooring with underfloor heating and a TV aerial point.

Dining Room
16'4 x 10'4 approx (4.98m x 3.15m approx)
The dining room is accessed from the hallway and has double glazed windows with fitted blinds to the front and side, two feature vertical radiators and laminate flooring which extends into the breakfast kitchen.

Breakfast Kitchen
14'9 x 10'8 approx (4.50m x 3.25m approx)
The kitchen is exclusively fitted with white gloss units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface with cupboards and an integrated dishwasher below, two eye level ovens, a coffee machine and warming drawer with cupboards above and below, space for an American fridge/freezer, AEG induction hob set in a central island which has seating along one side and there are cupboards and drawers under with an extractor hood over the cooking area, double glazed window with fitted blind to the rear, UPVC door with inset glazed panel leading out to the side of the property, laminate flooring, feature vertical radiator, double built-in shelved storage cupboard, tiling to the walls by the work surface areas and LED lighting to the kickboards below the base units.

Utility Room
5'4 x 5' approx (1.63m x 1.52m approx)
The utility room has matching units to the kitchen with a sink having a mixer tap set in a work surface with a double cupboard and space for an automatic washing machine below with tiling to the walls to the work surface area, matching eye level wall cupboards and an integrated microwave oven, ladder towel radiator, laminate flooring and a UPVC door with inset glazed panel leading out to the rear garden.

Bedroom 4
9'8 x 9'2 approx (2.95m x 2.79m approx)
This room has a double glazed window with fitted vertical blinds to the front, a range of built-in wardrobes with sliding doors providing hanging space and shelving and a radiator.

Ground Floor Bathroom
The luxurious ground floor bathroom has a corner spa bath with mixer taps and a hand held shower with tiling to two walls, a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and curved glazed doors and protective screen, low flush w.c. with a concealed cistern having a shelf above and pedestal wash hand basin with mixer tap and tiled splashback, chrome ladder towel radiator, two opaque double glazed windows with fitted blinds, recessed lighting to the ceiling, an extractor fan and tiled effect laminate flooring with underfloor heating.

First Floor Landing
The feature balustrade with chrome spindles and a solid oak wooden hand rail leads from the stairs to the first floor, opaque double glazed eye level window to the front, feature vertical radiator, hatch to the loft, walk-in airing/linen cupboard (5'2 x 4'5) housing the Worcester Bosch boiler, the hot water storage tank and the manifolds for the underfloor heating system and there is also shelving, hanging rail and a double glazed window.

Bedroom 1
18'5 x 15'8 approx (5.61m x 4.78m approx)
The main bedroom is a very large room and has a mezzanine floor which can be accessed via a folding ladder and can be used as a sleeping area with the main bedroom being a sitting room, which might suit an older child living at home, or it could be used for storage or as an office/study area. This large bedroom has two double opening, double glazed French doors with Juliette balconies looking over the rear garden with a further double glazed window to the side, a TV aerial point, two vertical radiators with mirror inset panels, quality laminate flooring, recessed lighting to the ceiling and there are two Velux windows to the vaulted ceiling above the mezzanine floor and there is also access to roof storage space.

En-Suite Shower Room
The en-suite to the main bedroom includes a corner shower with a mains flow shower system having a rainwater shower head and hand held shower with tiling to two walls and glazed doors and protective screens, a low flush w.c. with a concealed cistern and tiled shelf above and two hand basins with mixer taps and tiled splashback and cupboards and drawers below and two mirror fronted cabinets with pelmet lighting to the walls above the sinks, recessed lighting to the ceiling, quality laminate flooring, an extractor fan, two double glazed windows with fitted blinds and a chrome ladder towel radiator.

Bedroom 2
10'9 x 8'6 plus wardrobes approx (3.28m x 2.59m plus wardrobes approx)
Double glazed window with fitted vertical blinds to the rear, range of built-in wardrobes with sliding doors, two having mirrored inset panels providing shelving and hanging space and there is a radiator.

En-Suite
The en-suite to the second bedroom has a walk-in shower with a Triton electric shower, tiling to three walls and a glazed screen and a hand basin set on a surface with cupboards and drawer beneath having a tiled splashback and mirror fronted cabinet and electric shaver point to the wall above, a low flush w.c. with a concealed cistern having an upright shelved vanity cupboard to the side, chrome ladder towel radiator, opaque double glazed window, quality laminate flooring, recessed lighting to the ceiling and an extractor fan.

Bedroom 3
9'3 x 8'3 plus wardrobes approx (2.82m x 2.51m plus wardrobes approx)
Double glazed window with fitted vertical blinds to the front, a radiator, built-in wardrobes with mirrored sliding doors providing shelving and hanging space with access to roof storage space through the wardrobe and there is a second access point in the bedroom to further roof storage space.

Shower Room
The family shower room is positioned off the landing and has a corner shower with a Triton electric shower, tiling to two walls and curved glazed doors and protective screens, hand basin with a mixer tap set on a surface with cupboards and drawers under and tiled splashback, low flush w.c. with a concealed cistern having cupboards and drawers to either side, chrome ladder towel radiator, laminate flooring, two double glazed windows, an extractor fan and chrome ladder towel radiator.

Outside
At the front of the property there is a block paved driveway with a path leading to the front door and via the right hand side of the property to the rear. There is a pebbled area with borders in front of the house, a further pebbled car standing area to the left hand side and there is a hedge to the right hand boundary and a fence with a brick wall to the left. There is outside lighting in front of the property and there is a slabbed pathway which runs across the front of the house down the left hand side providing further access to the rear garden with there being a bin storage area at the side and an outside tap.

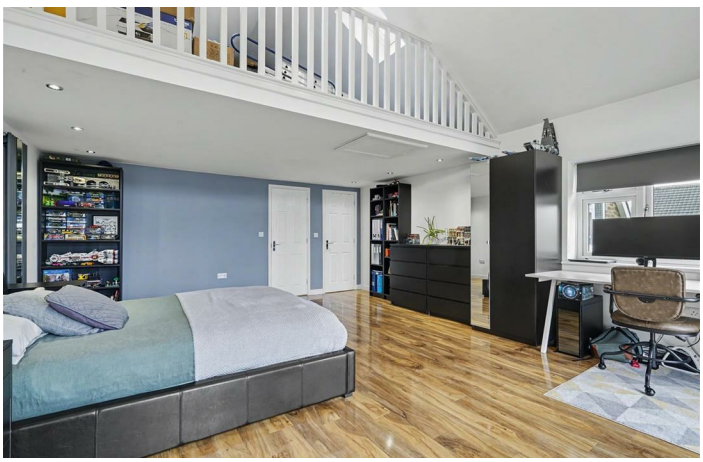
The rear garden is an important feature of this lovely home with a patio at the rear of the property and a path leads across the back of the property to a further patio area on the right hand side of the garden, there is an ornamental bridge and pebbled area and a large lawned garden with established borders to the sides and the garden is kept private by having fencing and natural screening to the left and rear boundaries and a hedge to the right hand boundary.

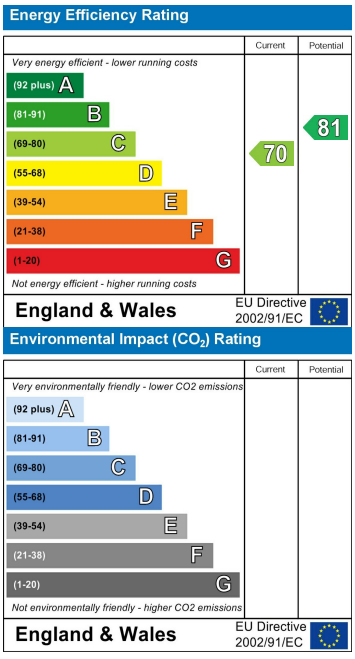
Shed
13' x 9' max approx (3.96m x 2.74m max approx)
There is a large storage shed positioned at the rear of the house and this provides an excellent storage facility with two water butts collecting water from the roof of the shed.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road. At the set of traffic lights turn left into Banks Road where Leyland Close can be found on the right hand side.
9228MP

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 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.

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