Robert Ellis

look no further...







Goodwood Drive,
Toton, Nottingham
NG9 6HX

Price Guide £400-425,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea



A FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC IN THE HEART OF SOUGHT-AFTER TOTON – OFFERED TO THE MARKET WITH NO UPWARD CHAIN

Situated within a peaceful cul-de-sac in one of Toton's most desirable residential locations, this well-presented four-bedroom detached home offers spacious and versatile accommodation, ideal for growing families. Benefitting from gas central heating and double glazing throughout, the property is ready for immediate occupation and includes a generous lounge, fitted kitchen, conservatory overlooking the rear garden, ground floor cloakroom, an integral garage, and four well-proportioned bedrooms, with the principal bedroom enjoying the luxury of an en-suite shower room. Outside, there is off-road parking, an integral garage, and an enclosed rear garden, while the location provides easy access to highly regarded schools, excellent transport links including the A52, M1 and Toton Tram Stop, as well as a range of local amenities. Offered to the market with the added benefit of NO UPWARD CHAIN, this is a fantastic opportunity to purchase a ready-to-move-into family home in a highly sought-after location.

Entering the property through the composite front entrance door, you are welcomed into the entrance hall, with stairs rising to the first floor and a door leading into the spacious through lounge/dining room. This light and airy dual aspect reception room enjoys windows to both the front and rear elevations, with sliding patio doors opening into the impressive vaulted conservatory, creating an excellent additional reception space overlooking the rear garden. The fitted kitchen is well equipped and benefits from a useful utility room with access to the ground floor w.c., offering excellent storage or potential for further conversion, subject to the necessary permissions. To the first floor, the landing leads to four well-proportioned bedrooms, with the principal bedroom benefitting from a spacious en-suite shower room, complemented by the family bathroom serving the remaining bedrooms. The property is ready for immediate occupation, whilst still offering the perfect opportunity for a new owner to update and personalise to their own taste over time. Outside, the enclosed rear garden is laid mainly to lawn with established shrub borders and a garden shed, providing an ideal space for families and entertaining. To the front, there is a lawned garden alongside a driveway providing off-road parking and access to the integral garage.

As well as the excellent local schools which are within walking distance of the property, there is a Tesco Superstore on Swiney Way with further shopping facilities being found in the nearby towns of Beeston and Long Eaton and also at the Chilwell Retail Park where there is an M&S food store, Next outlet store, Halfords, TK Maxx and several coffee eateries. Attenborough Nature Reserve is only a short distance away and this provides a lovely place to walk as does Toton Fields which is on the doorstep of the property and there are several local golf courses. The excellent transport links include the latest extension to the Nottingham tram system which terminates in Toton, J25 of the M1 is only a few minutes drive away, stations at Long Eaton, Beeston and East Midlands Parkway, East Midlands Airport is just one junction down the M1 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
4'9 x 6' approx (1.45m x 1.83m approx)
Composite front door with inset obscure glass, carpeted flooring, double radiator, ceiling light, door to:

Lounge/Diner
13'6 x 11'3 approx (4.11m x 3.43m approx)
UPVC double glazed window to the front, double radiator, ceiling light, carpeted flooring, coving, dado rail, electric fireplace with a stone surround and hearth, TV and telephone points, two wall lights and open to:

Dining Room
8'8 x 8'9 approx (2.64m x 2.67m approx)
UPVC double glazed sliding doors to the conservatory, carpeted flooring, double radiator, ceiling light, coving, dado rail and door to:

Kitchen
9' x 9'4 approx (2.74m x 2.84m approx)
UPVC double glazed window to the rear, vinyl flooring, ceiling light, double radiator, door to the understairs storage cupboard and open to the utility. White contemporary wall, drawer and base units with wood effect laminate work surface over, gloss brick style tiled splashbacks, inset stainless steel sink and drainer with swan neck mixer tap, Neff four ring gas hob with extractor above, integral oven, space for an under-counter fridge, concertina corner cupboards.

Utility
6'5 x 4'9 approx (1.96m x 1.45m approx)
UPVC double glazed door to the rear, ceiling light, double radiator, vinyl tiled flooring, combi boiler housed in a wall cupboard with a surface having a space for a washing machine under, floor to ceiling pantry cupboard, recess for a free standing fridge freezer, tiled walls and a door to:

Cloaks/w.c.
2'4 x 5' approx (0.71m x 1.52m approx)
Obscure UPVC double glazed window to the side, vinyl tiled flooring, ceiling light, double radiator, low flush w.c., wall mounted sink with a mixer tap and tiled splashbacks.

Conservatory
11' x 14'2 approx (3.35m x 4.32m approx)
UPVC double glazed windows overlooking the rear garden with French doors to the side, glass vaulted ceiling, ceiling spotlights and a double radiator.

First Floor Landing
9'4 x 5'9 approx (2.84m x 1.75m approx)
Carpeted flooring, ceiling light, access hatch to the loft, airing/storage cupboard and doors to:

Bedroom 1
11'5 x 12'4 approx (3.48m x 3.76m approx)
UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light and door to:

En-Suite Shower Room
12'2 x 5'2 approx (3.71m x 1.57m approx)
Two obscure UPVC double glazed window to the front, vinyl flooring, double radiator, half tiled walls, ceiling spotlights, extractor fan, pedestal wash hand basin with mixer tap, low flush w.c., large fully tiled enclosed shower cubicle with glass sliding doors having a mains fed shower.

Bedroom 2
10'1 x 8'5 approx (3.07m x 2.57m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light.

Bedroom 3
10'1 x 6'9 approx (3.07m x 2.06m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light.

Bedroom 4
7'1 x 7'1 approx (2.16m x 2.16m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light and telephone point.

Bathroom
6'9 x 5'9 approx (2.06m x 1.75m approx)
Obscure UPVC double glazed window to the side, vinyl flooring, ceiling light, pedestal wash hand basin, low flush w.c., panelled bath with part tiled walls.

Outside
To the front of the property there is a tarmac driveway providing off road parking with a lawn to the right hand side.

To the rear there is an enclosed garden with fencing to the boundaries, patio, lawned garden with established rose bushes, shrubs and trees to the boundaries.

Garage
18'6 x 8'9 approx (5.64m x 2.67m approx)
Up and over door to the front, wooden door to the side, power and lighting.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor Pub turn left into High Road. At the next set of main traffic lights turn left into Banks Road and first left into Goodwood Drive where the property can be found as identified by our for sale board.
9412JG

Council Tax
Broxtowe Borough Council Band D

Agents Notes
There are AI generated photos on this property.

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





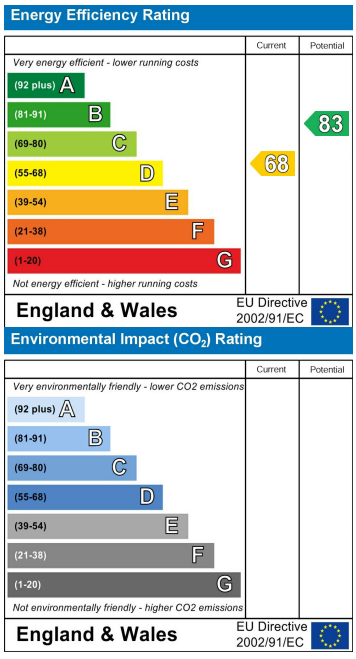












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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