



Cleve Avenue,  
Toton, Nottingham  
NG9 6JH

**£310,000 Freehold**



BEING LOCATED ON CLEVE AVENUE IN TOTON, THIS THREE BEDROOM PROPERTY IS WELL PLACED FOR EASY ACCESS TO THE EXCELLENT LOCAL SCHOOLS AND OTHER AMENITIES AND FACILITIES PROVIDED BY TOTON AND THE SURROUNDING AREA.

The property has a South facing garden to the side which includes a fully working ornamental pond and for the layout and size of the light and airy accommodation and privacy of the gardens to be appreciated, 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 also within walking distance of the Nottingham tram system which terminates in Toton and provides another means of transport to and from Nottingham city centre and to many other amenities and facilities, all of which have helped to make this such a popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives all the benefits of having gas central heating and double glazing. Being entered through the front door the accommodation includes a reception hall, from which stairs take you to the first floor and a door leads to the lounge/sitting room which has double glazed windows to the front and side and a wall mounted electric flame effect fire and from the lounge there are folding doors leading to the separate dining room which has patio doors and a window to the side. The kitchen is fitted with wall and base units and has a door leading out to the side where there is a utility shed which provides space for an automatic washing machine and other appliances and to the first floor the landing leads to the three bedrooms, two of which have dual aspects with picture windows providing views over the Trent Valley. The bathroom has a shower over the bath and there is a separate w.c. Outside there is a garage positioned to the right hand side of the house with a drive and garden to the front, with the main garden being at the side where there is a lawn, a raised ornamental pond and at the rear of the house there are patio/seating areas.

The property is well placed for easy access to all the local schools which have been one of the main reasons why people have wanted to move to the Toton area over the past couple of decades, there are healthcare and sports facilities including several local golf courses, a Tesco superstore on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton, there is a M&S food store, Next, TK Maxx and several coffee eateries at the Chilwell Retail Parks, walks at Toton Fields and the picturesque Attenborough Nature reserve and as well as the Nottingham tram system 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

Open porch with a tiled roof and an outside light leading through a stylish composite front door with inset leaded opaque glazed panels to:

## Reception Hall

Having an opaque double glazed window to the front, laminate flooring, stairs with balustrade and cupboard under leading to the first floor, radiator and picture rail to the walls.

## Lounge

15' x 11' approx (4.57m x 3.35m approx)

The lounge has double glazed windows to the front and side providing ample natural light into this main reception room, picture rail to the walls, radiator, wall mounted electric fire, LVT flooring and a radiator.

## Dining Room

9'3 x 9' approx (2.82m x 2.74m approx)

The dining room has patio doors with fitted vertical blinds leading out to the rear garden and a double glazed window to the side, LVT flooring which extends through into the lounge and there are folding doors leading to the lounge.

## Kitchen

9'2 x 8'8 approx (2.79m x 2.64m approx)

The kitchen is fitted with white finished units and there is a stainless steel sink and a four ring gas hob set in a work surface which extends to two walls and has cupboards, drawers and an oven below, work surface with space below for a fridge/freezer, matching eye level wall cupboards, tiling to the walls by the work surface areas, radiator, tiled flooring, hood over the cooking area, double glazed window to the rear and a glazed door leading out to the garden.

## First Floor Landing

Double glazed window to the side, the balustrade continues from the stairs onto the landing, airing/storage cupboard, hatch with ladder to the loft and a dado rail to the walls.

## Bedroom 1

11' to 10' x 10' approx (3.35m to 3.05m x 3.05m approx)

Double glazed windows to the front and side, range of built-in wardrobes with sliding doors providing hanging space and shelving and a radiator.

## Bedroom 2

11' x 10' approx (3.35m x 3.05m approx)

Double glazed windows to the front and side and a radiator.

## Bedroom 3

7'5 x 7' approx (2.26m x 2.13m approx)

Double glazed window to the front and a radiator.

## Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap and attached shower with there also being a Triton electric shower over the bath and a protective glazed screen, pedestal wash hand basin, chrome ladder towel radiator, tiling to the walls by the bath and sink areas, opaque double glazed window, vinyl flooring and a mirror fronted vanity cabinet.



## Separate w.c.

Having a white low flush w.c. and opaque double glazed window.

## Outside

Being situated on a corner plot, the property has gardens to three sides with there being a drive and lawned area at the front with an EV charging point and a path leading to the front door, there is a hedge to the front and left hand side and a fence to the right hand boundary with there being access via the side of the garage to the rear garden.

The main garden is positioned at the side of the house where there is a lawned area with a raised bed next to the property and screening and fencing to the boundary. There is a large ornamental pond which will remain and this has various filters which can be left if this was something a new owner would want to keep. There is a concrete patio area at the side and rear of the house with a trellis dividing the patio and leading to the main garden area. There are outside power points, an external tap and outside lighting provided.

## Utility Shed

Next to the property there is a shed which has power and lighting and plumbing for an automatic washing machine with space for a tumble dryer, fridge and freezer.

## Garage

15'5 x 8'9 approx (4.70m x 2.67m approx)

The garage has an up and over door to the front and a power point and lighting is provided within the garage.

## Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left onto High Road which becomes Stapleford Lane. Continue for some distance and turn left onto Cleve Avenue where the property can be found on the right.

8281AMMP

## Council Tax

Broxtowe Borough C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

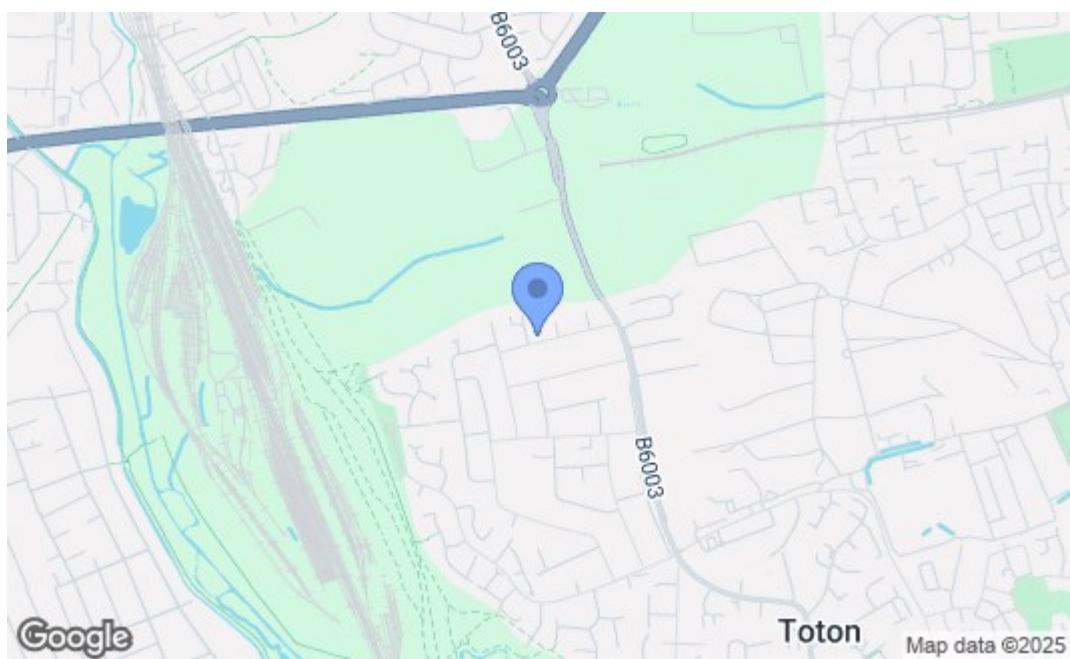
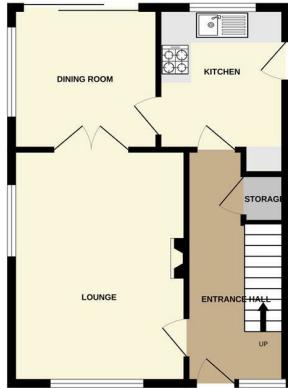
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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.