Robert Ellis

look no further...

Banks Road,
Toton, Nottingham
NG9 6HA

Price Guide £325-340,000

Freehold

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A THREE BEDROOM SEMI DETACHED HOME WHICH HAS BEEN EXTENDED TO THE SIDE AND PROVIDES SPACIOUS ACCOMMODATION.

Robert Ellis are delighted to offer to the market this stunning bay fronted semi detached home within Toton. The property is in a sought after location and ideally positioned for local schools, shops and amenities. The property itself benefits from an extension as well as extensive work undertaken by the current owners to ensure that the property sits in as good a condition as expected. There are a number of key aspects about this property that drastically separates in from other semi detached houses currently available such as a double driveway, ground floor w.c., office and Utility room.

The property has gas central heating and double glazing and has benefited from an extension. In brief the accommodation comprises of an hallway providing access to the first floor in addition to the bay fronted living room, office, kitchen diner, utility room and the ground floor w.c. completes the ground floor. To the first floor there are three good sized bedrooms with the master bedroom boasting a bay window. There is also a recently updated three piece bathroom with rainwater shower over the bath.

The property is within easy reach of the Tesco superstore on Swiney Way as well as many other retail outlets found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and several coffee eateries, there are healthcare and sports facilities which includes several local golf courses, the excellent schools for all ages are within walking distance of the property, there are 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.

Entrance Hall
Double glazed door to the front, laminate flooring, radiator and door to:

Office
7'7 x 6'3 approx (2.31m x 1.91m approx)
Double glazed window to the front and a radiator.

Lounge
11'5 x 17'5 into bay approx (3.48m x 5.31m into bay approx)
Double glazed bay window to the front, radiator and gas fire, hearth and mantle.

Kitchen
13'6 x 10'11 approx (4.11m x 3.33m approx)
Double glazed window to the rear, tiled flooring, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, microwave, fridge freezer, dishwasher and four ring induction hob with extractor over. Open to:

Dining Room
9'10 x 8' approx (3.00m x 2.44m approx)
Double glazed sliding door to the rear, tiled flooring and a radiator.

Utility Room
Double glazed door to the side, plumbing for a washing machine, space for a tumble dryer, sink and drainer, cupboard housing the boiler and a radiator.

Ground Floor w.c.
Having a low flush w.c., vanity wash hand basin, tiled splashback, tiled flooring and chrome heated towel rail.

First Floor Landing
Double glazed window to the side and doors to:

Bedroom 1
13'6 into bay x 11'6 approx (4.11m into bay x 3.51m approx)
Double glazed bay window to the front and a radiator.

Bedroom 2
12'10 x 10'1 approx (3.91m x 3.07m approx)
Double glazed window to the rear and a radiator.

Bedroom 3
7'11 x 7'10 approx (2.41m x 2.39m approx)
Double glazed window to the rear and a radiator.

Bathroom
White three piece suite comprising of a panelled bath with central mixer tap and feature tiled walls, rainwater shower over and protective glazed screen, vanity wash hand basin, low flush w.c. with concealed cistern, tall storage cupboard, part tiled walls, tiled floor, double glazed window and chrome heated towel rail.

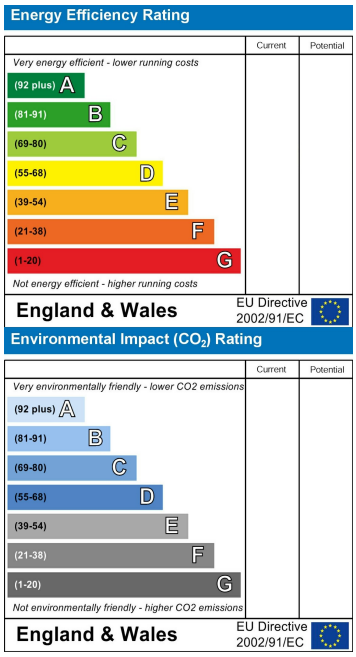
Outisde
To the front of the property there is a block edged tarmac drive with lawn to the side, fencing to the boundaries and side access gate to the rear garden.

To the rear there is a lawned garden with a large patio area, mature shrubs, trees and bushes, paved steps leading to the wooden storage shed and there is panelled fencing to the boundaries.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto Stapleford Lane. At the next main lights turn left onto Banks Road.
8334AMCO

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 1000mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water low
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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