Robert Ellis

look no further. . .

Neighwood Close,
Toton, Nottingham
NG9 6LP

£399,950 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

A FOUR BEDROOM DETACHED HOME WITH GARAGE, OFF STREET PARKING AND REAR GARDEN.

Robert Ellis are delighted to bring to the market this well presented and spacious four bedroom detached family home. The property is constructed of brick and benefits from gas central heating and double glazing.

The property briefly comprises of an entrance hallway with storage cupboard, bay fronted lounge, newly fitted open plan kitchen diner, utility room, ground floor w.c. and integral access into the garage. To the first floor the bright landing leads to the four bedrooms and shower room. Outside there is off street parking, garage and a private and enclosed garden to the rear with a lawn, patio and flower beds.

The property sits within a quiet cul-de-sac location and is perfect for families or anyone looking to upsize. Located in the popular residential town of Toton, close to a wide range of local schools, shops and parks, the property sits within catchment of the popular George Spencer Academy and benefits from fantastic transport links including Toton tram stop being within walking distance and easy access to major road links such as the M1, A50 and A52. A viewing is highly recommended to appreciate the property and location on offer.

Entrance Hall
UPVC double glazed front door, laminate flooring, built-in storage cupboard and ceiling light.

Lounge
13'2 x 14'8 approx (4.01m x 4.47m approx)
UPVC double glazed bay window to the front, laminate flooring, radiator, gas fire and ceiling light.

Kitchen Diner
16'5 x 11'8 approx (5.00m x 3.56m approx)
The newly fitted kitchen benefits from having wall, base and drawer units with quartz work surface over and inset Belfast sink with mixer tap, quartz work surface with breakfast bar overhang, integrated electric oven, gas hob and extractor fan over, integrated fridge freezer, understairs storage cupboard, laminate flooring and spotlights, UPVC double glazed door to the rear and UPVC double glazed windows to the side and rear.

Utility Room
8'4 x 6'7 approx (2.54m x 2.01m approx)
UPVC double glazed door and window to the rear, wall and base units with work surface over, plumbing for washing machine, radiator, wall mounted boiler, tiled flooring and ceiling light.

Ground Floor w.c.
5'1 x 2'8 approx (1.55m x 0.81m approx)
Low flush w.c., wall mounted sink, tiled walls, ceiling light.

First Floor Landing
UPVC double glazed window to the front, storage cupboard, loft access hatch and ceiling light.

Bedroom 1
12'6 x 10' approx (3.81m x 3.05m approx)
UPVC double glazed window to the side, radiator and ceiling light.

Bedroom 2
10'3 x 8'3 approx (3.12m x 2.51m approx)
UPVC double glazed window to the front, laminate flooring, radiator and ceiling light.

Bedroom 3
8'8 x 5'6 approx (2.64m x 1.68m approx)
UPVC double glazed window to the front, wooden floorboards, radiator and ceiling light.

Bedroom 4
9'6 to 6'6 x 5'9 approx (2.90m to 1.98m x 1.75m approx)
UPVC double glazed window to the front, radiator and ceiling light.

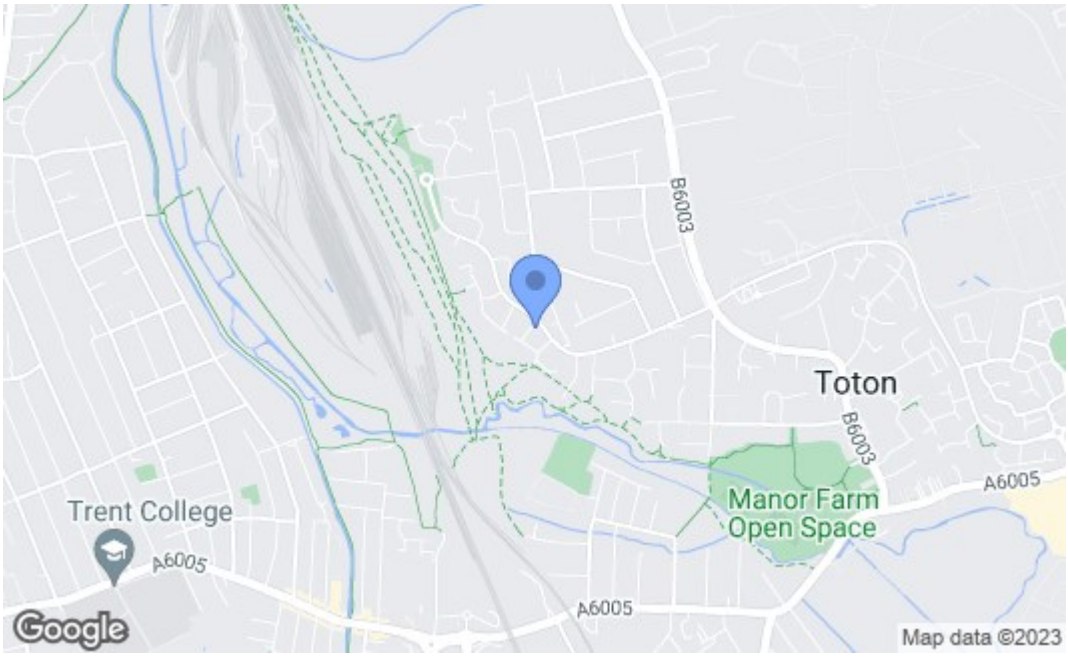
Shower Room
Three piece suite comprising of an enclosed shower cubicle, pedestal wash hand basin and low flush w.c., half tiled walls, UPVC double glazed window and chrome heated towel radiator.

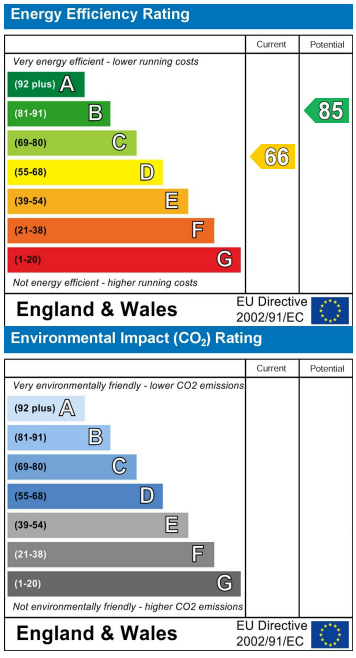
Outside
To the front of the property there is a lawned garden with a pathway to the front, shrubs and bushes and access gate to the rear garden. To the side there is off road parking which leads to the garage, To the rear there is a lawned garden with flower beds and a patio area.

Garage
Up and over door to the front, power and light.

Directions
Proceed out of Long Eaton along the main Nottingham Road, turning left at the traffic lights into High Road, Toton. Proceed to the main Banks Road traffic lights, turning left into Banks Road. Continue some distance, taking the left turning into Laneside Avenue and right into Neighwood Close where the property can be found on the left.
7474AMRS

Council Tax
Broxtowe Borough Council Band D





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