Robert Ellis

look no further...

Cleve Avenue,
Toton, Nottingham
NG9 6JH

£625,000 Freehold

A UNIQUE DETACHED DORMER-STYLE HOME SET ON APPROXIMATELY 0.25-ACRES ON CLEVE AVENUE IN TOTON - ONE OF THE AREA'S MOST HIGHLY SOUGHT-AFTER LOCATIONS, OFFERING OUTSTANDING POTENTIAL AND A TRULY SPECIAL BACKSTORY.

Robert Ellis are delighted to bring to the market this once-in-a-lifetime opportunity to purchase a home that has been owned by the same family since it was built. The plot was originally purchased in 1953, with construction beginning shortly after and the property being completed in 1955 - lovingly built by the family who have lived here ever since. Homes of this level of heritage, space, and potential are incredibly rare to find.

Occupying an impressive approximately 0.25-acre plot, the property offers far-reaching views to the rear, generous gardens and ample off-road parking, making it ideal for buyers wishing to create their dream home. The flexible layout provides three or four bedrooms and multiple reception spaces, with the dormer design already lending itself perfectly to further reconfiguration or extension, subject to planning permission.

Situated on Cleve Avenue — widely regarded as one of Toton's most desirable addresses — the property is well placed for easy access to all the local schools, which have been one of the main reasons people have chosen 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; other shopping facilities found in the nearby towns of Beeston and Long Eaton. There is also an M&S Food Hall, Next, TK Maxx and several coffee shops at the Chilwell Retail Parks. Nearby green spaces include Toton Fields and the picturesque Attenborough Nature Reserve. In addition to the Nottingham tram system, excellent transport links include J25 of the M1, East Midlands Airport, rail stations at Beeston, Long Eaton and East Midlands Parkway, and the A52 and other main roads provide good access to Nottingham.

Porch
Double-glazed door to the front, door leading to:

Hallway
Radiator, coving, doors leading to:

Lounge
17'10 x 14'11 approx (5.44m x 4.55m approx)
Two double-glazed windows to the rear with far-reaching views, stairs to the first floor, coving, radiator, circular feature window to the front.

Kitchen
15'2 x 12'4 approx (4.62m x 3.76m approx)
Double-glazed windows to the side and rear, stable door to the side leading to the rear porch, range of matching wall and base units with work surfaces over, inset sink and drainer, integrated double Neff oven (fitted 2022) with a four ring induction hob over, part tiled walls, space for a fridge freezer, dishwasher, radiator, serving hatch into the lounge and a separate large pantry cupboard.

Rear Porch
Double-glazed patio doors to the rear.

Bedroom 2
11'9 x 13'10 approx (3.58m x 4.22m approx)
Three double-glazed windows to the front, radiator and wash hand basin.

Bedroom 3
10'4 x 11'11 approx (3.15m x 3.63m approx)
Double-glazed windows to the front and side, radiator.

Bathroom
8'5 x 6'2 approx (2.57m x 1.88m approx)
Double-glazed window to the side, bath, pedestal wash hand basin, fully tiled walls, chrome heated towel rail, radiator, plumbing for a washing machine.

Separate w.c.
Double-glazed window to the side, low-flush w.c., radiator and fully tiled walls.

First Floor Landing
Loft access hatch, airing/storage cupboard and doors to:

Bedroom 1
13'10 x 12'7 approx (4.22m x 3.84m approx)
Double-glazed window to the side, radiator, cupboard housing the Worcester boiler.

Shower Room
14'1 x 7'4 approx (4.29m x 2.24m approx)
Double-glazed window to the rear, radiator, single shower cubicle with wall-mounted electric shower, low flush w,c., pedestal wash hand basin, part tiled walls and door to:

Office/Bedroom 4
12'2 x 6'6 approx (3.71m x 1.98m approx)
Two Velux windows to the rear, radiator.

Outside
There is side access on both sides of the property leading from the front to the rear garden. The front garden features a banked lawned area, while to the side and upper rear is a generous patio space ideal for outdoor seating and entertaining.

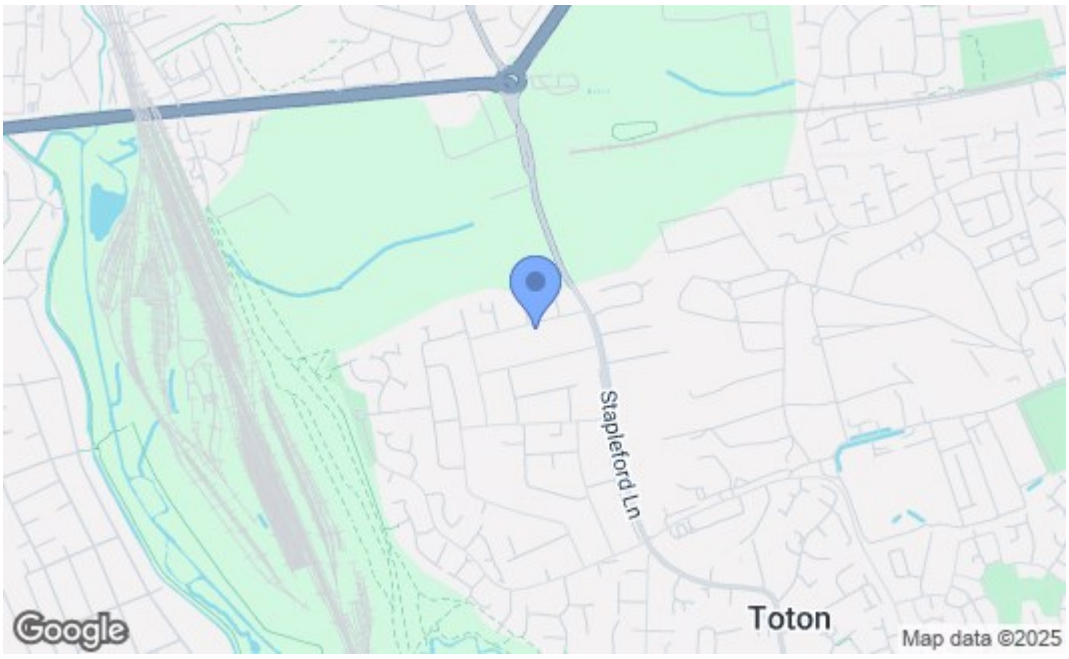
The rear garden enjoys far-reaching views and is bordered by mature hedging. It is arranged over several lawned sections and includes an orchard with nine mature fruit trees, a double vegetable plot, and a variety of fruit and rose bushes. Additional garden features include a greenhouse and a metal storage shed.

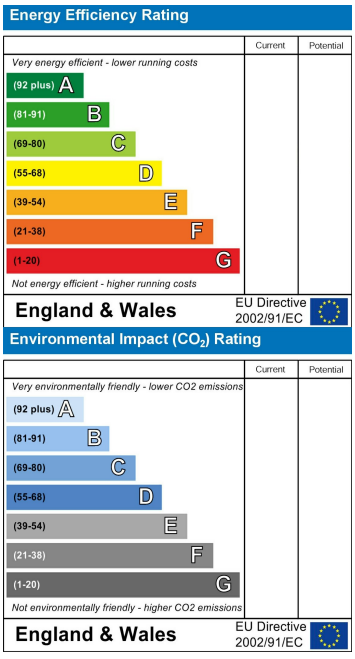
Garage
Roller shutter door with storage in the eaves and double-glazed window to the rear.

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 left.
8999CO

Council Tax
Broxtowe Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 687mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defences – 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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