Robert Ellis

look no further...

Rutland Avenue,
Toton, Nottingham
NG9 6EP

£379,995 Freehold

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THIS IS AN EXTENDED THREE DOUBLE BEDROOM DETACHED HOUSE SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA.

This detached property provides a lovely family home which is positioned at the head of Rutland Avenue and is therefore away from any busy traffic at the front and we are sure it will suit a whole range of buyers who are looking for this size of property in the Toton area. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see the full extent of this lovely home for themselves. The property is well placed for easy access to the amenities and facilities provided by the area, which includes excellent local schools and transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and since being originally constructed, the house has been extended at the rear to provide additional ground floor living space. The house benefits from having gas central heating and double glazing and is entered through the front door into the reception hall, off which there is a ground floor w.c. and oak panelled doors leading to the lounge which has a feature log burning stove incorporated into a tiled media wall/chimney breast and to the dining/living kitchen with the kitchen being fitted with grey Shaker style units and there are bi-fold doors leading from the dining area to the rear garden. There is a further reception room which is accessed from the lounge where there are bi-fold glazed internal doors providing access into this room which could have several different uses. To the first floor the landing leads to three double bedrooms and the luxurious fully tiled bathroom which has a stand-alone bath and separate walk-in shower with a mains flow shower system. Outside there is a driveway to the right hand side of the property which provides off road parking for two vehicles, a lawned front garden with borders to the sides and there is a path running down the left hand side of the property to the rear where there are Indian sandstone paths and a large patio, lawn with a trampoline inset into the lawn and the garden is kept private by having fencing to the three boundaries.

The property is only a short drive away from a Tesco superstore on Swiney Way with many more shopping facilities being found in the nearby towns of Beeston and Long Eaton, as well as at the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and 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 an outside light leading through a wood grain effect UPVC front door with two inset leaded glazed panels with a matching double glazed side panel to:

Reception Hall
Stairs with central carpet runner to the treads and a balustrade leading to the first floor, feature radiator, double glazed window with a fitted blind to the front, tiled flooring, oak panelled doors leading to the lounge, kitchen and storage/cloaks cupboard which houses the electric consumer unit.

Cloaks/w.c.
Having a white low flush w.c. with a concealed cistern and hand basin with a mixer tap, tiled splashback and cupboard under, opaque double glazed window with fitted blind, ladder towel radiator and tiled flooring.

Lounge
26'2 max x 12'2 approx (7.98m max x 3.71m approx)
The main lounge area is open plan to the dining room and kitchen and has a log burning enclosed fire set in a feature tiled chimney breast which also has a recess for a wall mounted TV, oak door to the hall, glazed bi-fold internal doors leading to the sitting room, wood grain effect Karndean style flooring and a radiator.

Dining Area
11'7 x 9'7 approx (3.53m x 2.92m approx)
There is a three panel bi-fold double glazed door system leading out to the rear garden and a Velux window to the sloping ceiling, wood grain effect Karndean style flooring and a feature radiator.

Breakfast Kitchen
9'8 x 8'8 approx (2.95m x 2.64m approx)
The kitchen opens to the main living areas and is exclusively fitted with grey Shaker style units and includes a Belfast sink with a pre-wash mixer tap set in a work surface which extends to two sides and has an integrated dishwasher, wine chiller, drawer and cupboards below, space for a cooking Range with a back plate and hood over, second L shaped work surface which has seating at one side with drawers, an integrated fridge and cupboards below, matching eye level wall cupboards and display cabinets, space for an American style fridge/freezer, feature vertical radiator, wood grain effect Karndean style flooring, double glazed window with fitted blind to the front and recessed lighting to the ceiling.

Sitting Room
13'6 x 8'7 approx (4.11m x 2.62m approx)
This additional ground floor reception room could have a variety of uses and has a double glazed window with a fitted blind to the rear, two Velux windows to the sloping ceiling, a TV aerial point and power point for a wall mounted TV and a feature radiator.

First Floor Landing
The balustrade continues from the stairs onto the landing, double glazed window with fitted blind to the front, herringbone style laminate flooring which extends into the bedrooms, hatch to the loft, oak panelled doors to the bedrooms and a built-in storage cupboard which houses the gas central heating boiler.

Bedroom 1
13'6 max x 12'2 to 9'9 approx (4.11m max x 3.71m to 2.97m approx)
Double glazed window with a fitted blind to the rear, radiator, herringbone style laminate flooring and two double wardrobes with a central drawer unit with a shelf over.

Bedroom 2
12' x 12'3 to 9' approx (3.66m x 3.73m to 2.74m approx)
Double glazed window with a fitted blind to the rear, radiator and herringbone style laminate flooring.

Bedroom 3
9'6 x 8'9 approx (2.90m x 2.67m approx)
Double glazed window with fitted blind to the front, radiator and herringbone style laminate flooring.

Bathroom
The luxurious bathroom is fully tiled and has a stand-alone bath with a floor mounted mixer tap and hand held shower, low flush w.c., circular hand basin with a mixer tap set on a surface with a mirror fronted cabinet with lighting to the wall above, walk-in shower having a mains flow shower system with a rainwater shower head and protective glazed screen, tiled flooring, ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

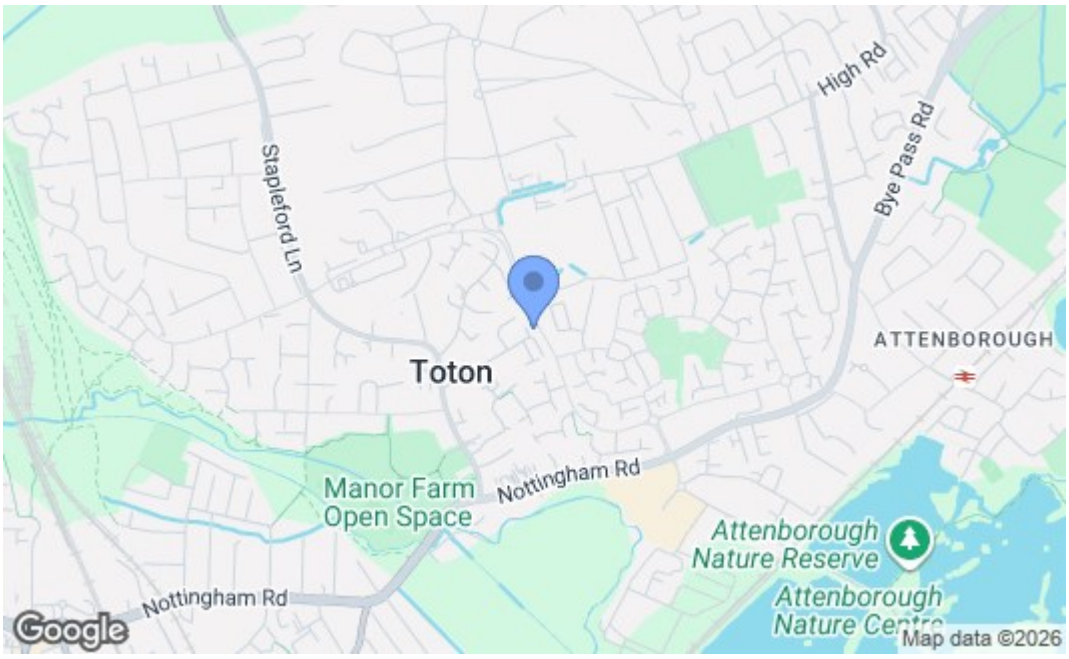
Outside
At the front of the property there is a driveway which provides off road parking for two vehicles with there being a gate and fencing at the end of the drive, with the gate providing access to the rear garden, lawn with borders to the front and side and there is a path to the left hand side with a gate providing access to the rear garden.

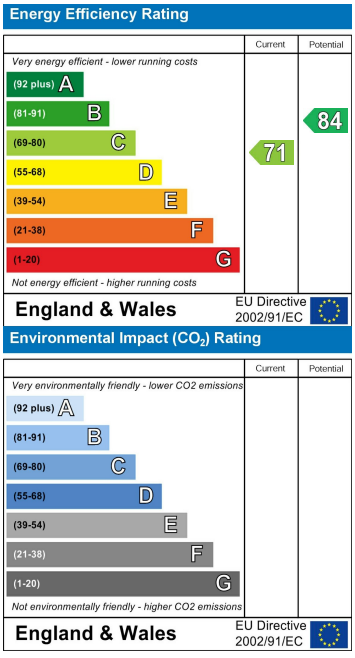
At the rear there is are Indian sandstone paths which lead to a patio in the left hand corner of the garden, there is a lawn with a trampoline sunk into the lawn and the garden is kept private by having fencing to the three boundaries.

Directions
Proceed out of Long Eaton along Nottingham Road, continuing to the traffic lights turning left into High Road and Rutland Avenue will be found on the right hand side. Continue towards the end of Rutland Avenue and the property can be found on the left hand side.
9141MP

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 17mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, 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.