

# Robert Ellis

*look no further...*



Darley Avenue,  
Toton, Nottingham  
NG9 6JP

**£259,950 Freehold**

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A TRADITIONAL BAY FRONTED SEMI DETACHED HOME SITUATED IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Being positioned on Darley Avenue on a slightly elevated plot which provides magnificent views over the Trent Valley from the bedrooms, this lovely home is well placed for easy access to the excellent local schools and other amenities and facilities provided by the Toton area. For the size of the accommodation and potential of the property, as well as the privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the accommodation includes an open porch leading through the front door into the reception hall, from which there are stairs to the first floor and doors leading to the lounge and dining room which are currently combined, but could easily be separated if preferred and there is the kitchen which is fitted with wall and base units. To the first floor the landing leads to the three bedrooms, two of which have built-in wardrobes, bathroom which has a mains flow shower over the bath and a separate w.c. with there being potential to combine the current bathroom and w.c. to provide an enlarged bathroom which will have a bath and separate shower. Outside there is a car port at the side, a garage, an easily managed garden to the front and at the rear the garden is over 100' in length and includes several lawned areas, pebbled borders and there is a greenhouse, with the garden being kept private by having hedging to the boundaries.

The property is within easy reach of the 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, Next, TK Maxx and several coffee eateries, there are excellent local schools for all ages within walking distance of the property, healthcare and sports facilities which includes several local golf clubs, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, Beeston, Long Eaton and East Midlands Parkway stations 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 arched entrance and tiled floor with an opaque glazed front door having matching panels to either side and above leading to:

### Reception Hall

Stairs with balustrade leading to the first floor, radiator, laminate flooring, cornice to the wall and ceiling, wood panelled doors leading to the lounge, dining area and a sliding door with inset glazed panel leading to the kitchen.

### Understairs Cloaks Cupboard

Having a double glazed window to the side, the gas and electric meters are housed in the downstairs cupboard, shelving to the walls and a light is provided.

### Lounge/Sitting Area

11'6 x 11'3 plus bay approx (3.51m x 3.43m plus bay approx)  
Double glazed bay window to the front, cornice to the wall and ceiling, four wall lights and laminate flooring which extends through into the dining area.

### Dining Area

11'9 x 10'9 approx (3.58m x 3.28m approx)  
Double glazed patio doors leading out to the rear garden, laminate flooring, cornice to the wall and ceiling and a four burner Windsor style gas fire.

### Kitchen

11'9 x 7'5 approx (3.58m x 2.26m approx)  
The kitchen is fitted with a 1½ bowl sink having a mixer tap set in a work surface which extends to three sides and has cupboards and drawers beneath, space and plumbing for an upright gas cooker, work surface with space below for an automatic washing machine and there is also space for an upright fridge/freezer, matching eye level wall cupboards, tiling to the walls by the work surface areas, double glazed windows to the rear, double serving hatch through into the dining area, opaque double glazed door leading out to the car port and a radiator.

### First Floor Landing

The balustrade continues from the stairs onto the landing, opaque double glazed window to the side, hatch to loft, cornice to the wall and ceiling and wood panelled doors leading to the bedrooms, bathroom and separate w.c.

### Bedroom 1

11'6 x 11'3 plus bay approx (3.51m x 3.43m plus bay approx)  
Double glazed bay window with views over the Trent Valley to the front, two double wardrobes with a central dressing table having drawers under with a mirror and light to the wall above and cupboards above the wardrobes and dressing table area, radiator and cornice to the wall and ceiling.

### Bedroom 2

11'8 x 9'10 approx (3.56m x 3.00m approx)  
Double glazed window to the rear, radiator, two double wardrobes with cupboards over and a shelf between.

### Bedroom 3

6'8 x 6'7 approx (2.03m x 2.01m approx)  
Double glazed bow window with views over the Trent Valley to the front and a radiator.

### Bathroom

The bathroom has a white suite including a tiled panelled bath with mixer taps and a hand held shower and a mains flow shower over with tiling to two walls and a protective glazed screen, pedestal wash hand basin with mixer tap, chrome ladder towel radiator, tiled flooring, boiler housed in a fitted cupboard and a double opaque glazed window.

### Separate w.c.

Being fully tiled and having a low flush w.c., tiled flooring and an opaque double glazed window.

### Outside

There is a walled area at the front of the property which is pebbled to help keep maintenance to a minimum, the drive leads down the right hand side of the property to the car port and garage, there is a path leading to the front door and a gate between the house and garage provides access to the rear garden.

The rear garden is over 100' in length and includes a a walled patio to the immediate rear of the property with steps having pebbled beds to the sides leading onto a lawned garden from which there are steps leading to a second lawned area which has a pebbled bed and water feature, a path leads to the bottom of the garden and a greenhouse which is positioned behind hedged screening and the garden is kept private by having hedging to the side and rear boundaries. There is an outside water supply and external light provided.

### Car Port

27'5 x 9'4 approx (8.36m x 2.84m approx)  
The car port is situated to the right hand side of the property and provides a covered area for two vehicles.

### Garage

19'4 x 9'5 approx (5.89m x 2.87m approx)  
The garage has double doors to the front, shelving and power points and lighting are provided.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road which then becomes Stapleford Lane. Proceed through the next set of traffic lights and up the hill taking a turning towards the top on the left into Darley Avenue. Follow the road down and the property can be found on the right hand side.  
7716AMMP

### Council Tax

Broxtowe Borough Council Band C

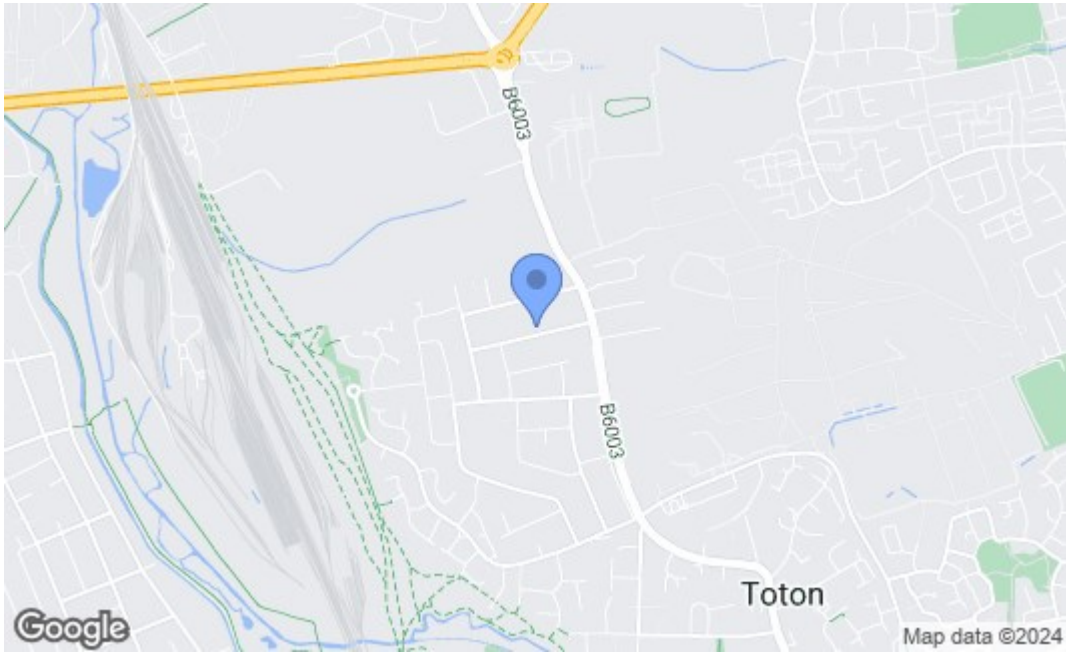




26 DARLEY AVENUE, TOTON

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 56      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| England & Wales 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.