Robert Ellis

look no further...







Banks Road,
Toton, Nottingham
NG9 6HD

O/O £240,000 Freehold

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A TRADITIONAL THREE BEDROOM BAY-FRONTED SEMI-DETACHED HOME IN A HIGHLY DESIRABLE TOTON LOCATION, OFFERING FANTASTIC POTENTIAL FOR MODERNISATION AND EXTENSION, WITH A GENEROUS REAR GARDEN, DRIVEWAY, GARAGE AND NO UPWARD CHAIN.

Having previously been rented, the property is now ready for a new owner to put their own stamp on and create a fantastic family home. Requiring modernisation throughout, the house retains a traditional layout whilst offering excellent scope to reconfigure and potentially extend the accommodation, subject to the necessary planning permissions.

The property is entered through the front hallway, with doors leading to a bay-fronted lounge, separate dining room and kitchen. The ground floor lends itself particularly well to being opened up to create a contemporary open-plan kitchen diner across the rear, whilst the generous plot also provides potential for further extension, subject to the relevant permissions. To the first floor, the landing provides access to three bedrooms and the family bathroom. Outside, there is a driveway to the front, a garage positioned to the side and a particularly generous enclosed rear garden, providing an excellent space for families and outdoor entertaining.

Toton continues to be one of the area's most sought-after residential locations, particularly popular with families thanks to its excellent schooling, local amenities and transport connections. The property is within walking distance of highly regarded schools, including those with Outstanding Ofsted ratings, together with local shops and everyday facilities. Excellent road and public transport links provide convenient access to Nottingham, Derby and the surrounding areas, making this an ideal opportunity for buyers wanting a traditional home they can improve to their own requirements in a fantastic location. An internal viewing is highly recommended and the property is offered for sale with NO UPWARD CHAIN.





Entrance Hall
12'1" x 6'2" approx (3.7m x 1.9m approx)
Wooden front door with inset glazed panel and windows either side, double radiator, ceiling light, laminate flooring, stairs to the first floor and doors to the lounge, dining room and kitchen.

Lounge
14'5" x 11'1" approx (4.4m x 3.4m approx)
Wooden double glazed bay window to the front, laminate flooring, ceiling light, two wall lights, TV point, radiator and tiled fireplace.

Dining Room
11'3" x 12'0" approx (3.45m x 3.66m approx)
Wooden double glazed window to the rear, carpeted flooring, ceiling light, two wall lights, gas fire (not tested) and TV point.

Kitchen
12'7" x 6'4" approx (3.86m x 1.95m approx)
Wooden windows to the rear and side, wooden door to the rear with inset glazed panel, laminate flooring, ceiling light, radiator and understairs pantry cupboard having a window and housing the meters. The kitchen consists of wooden Shaker style wall, drawer and base units to two walls with roll edged work surfaces over and splashback, 1½ bowl sink and drainer with swan neck mixer tap, space for a cooker, fridge freezer and washing machine.

First Floor Landing
Wooden double glazed window to the side, carpeted flooring, ceiling light, loft hatch and doors to the three bedrooms and bathroom.

Bedroom 1
13'6" x 12'7" approx (4.13m x 3.84m approx)
Wooden double glazed bay window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 2
12'0" x 11'4" approx (3.67m x 3.46m approx)
Wooden double glazed window to the rear, radiator and ceiling light.

Bedroom 3
8'0" x 6'6" approx (2.45m x 2m approx)
Wooden double glazed window to the front, ceiling light, radiator, carpeted flooring and TV point.

Bathroom
9'6" x 8'10" approx (2.9m x 2.7m approx)
Obscure wooden double glazed window to the rear, ceiling light, laminate flooring, built-in storage cupboard, low flush w.c., pedestal wash hand basin, panelled bath with shower over.

Outside
The property sits back from the road with a driveway in front of the garage, there is hedging to the front with a small lawned garden and a path leading to the front door.

To the rear there is a large enclosed rear garden with a block paved patio, lawn with central path, brick wall and a greenhouse.

Garage
7'2" x 12'9" approx (2.2m x 3.9m approx)
Metal up and over door to the front, personnel door to the rear.

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.
9507JG

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 9mbps Superfast 66mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
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





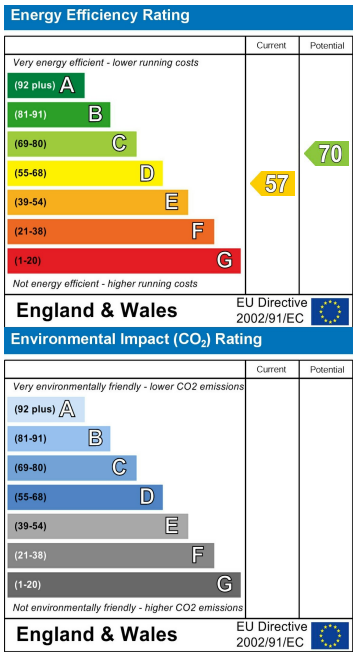












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.