

Robert Ellis

look no further...



Petworth Avenue,
Toton, Nottingham
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O/O £375,000 Freehold

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A SPACIOUS THREE BEDROOM DETACHED HOUSE, READY FOR MODERNISATION AN PACKED WITH POTENTIAL, LOCATED IN A DELIGHTFUL CUL-DE-SAC BEING SOLD WITH NO UPWARD CHAIN, AN EARLY VIEWING COMES HIGHLY RECOMMENDED.

It gives Robert Ellis great pleasure to bring to the market this spacious, detached family home situated in the ever popular location of Toton. The property is well positioned for easy access to the excellent local schools such as George Spencer Academy which has been one of the main reasons people have wanted to move to the area over the past couple of decades. There are also many other amenities and facilities including excellent transport links, all of which have helped to make this a very popular and convenient place to live. The property provides deceptively spacious accommodation throughout, in need of some upgrading with potential to extend and change the current layout. An early viewing comes highly recommended in order to appreciate all that is on offer, in particular the large garden to the rear which is well established with mature shrubs and benefits from not being overlooked. Call the office today to arrange your viewing appointment.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and HOUSE ALARM. In brief the accommodation comprises of a light and airy entrance hallway, large dual aspect lounge and another reception to the front which could be used as a dining/family room. To the rear there is also a fitted kitchen with a back door to the garden. To the first floor there are three double bedrooms, family bathroom with corner bath, seperate w.c and large airing cupboard. The property is situated in a quiet cul-de-sac road and provides ample OFF STREET PARKING in the form of a block-paved driveway which in turn leads to the GARAGE. At the rear there is the most spacious garden and benefits from not being overlooked by another property. This property will suit any purchaser looking for outdoor space in abundance.

The property is within easy reach of the Tesco superstores found on Swiney Way and there are many more shopping facilities found in both the nearby towns of Long Eaton and Beeston. If required there are excellent schools for all ages found in Toton, there are health care and sports facilities, walks in the nearby Toton Fields and the excellent transport links include J25 of the M1, East Midlands Airport, the recently completed Nottingham tram system which terminates in Toton, there are stations in Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provides good access to Nottingham and Derby.



Entrance Hall

15'3 x 5'7 approx (4.65m x 1.70m approx)

The light and airy entrance hall has a wooden double glazed front door with side window, coving, carpeted flooring, wall mounted radiator, ceiling light, UPVC double glazed window looking into the lounge, large built-in cupboard, stairs to the first floor and doors to:

Kitchen

8' x 12'6 approx (2.44m x 3.81m approx)

The kitchen has UPVC double glazed windows to the rear and side, carpeted flooring, ceiling light, wooden Shaker style wall, base and drawer units with work surfaces over, tiled splashbacks, breakfast bar with seating under, Siemens microwave and oven, four ring gas hob, mirrored splashback, spaces for a free standing fridge freezer and washing machine.

Lounge

12'9 x 22'2 approx (3.89m x 6.76m approx)

UPVC double glazed window to the front and UPVC double glazed sliding doors to the rear, carpeted flooring, coving, ceiling light, three wall lights, brick fireplace with gas fire, TV point.

Dining Room

11'9 x 11'3 approx (3.58m x 3.43m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, TV point, ceiling light and coving.

First Floor Landing

4'2 x 11' approx (1.27m x 3.35m approx)

UPVC double glazed window to the side, carpeted flooring, radiator, ceiling light, coving to the ceiling, airing/storage cupboard and doors to:

Bedroom 1

11'2 x 11'7 approx (3.40m x 3.53m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, built-in wooden wardrobe with vanity unit and light and built-in chest of drawers.

Bedroom 2

11'3 x 10'4 approx (3.43m x 3.15m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 3

9'9 x 8' approx (2.97m x 2.44m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and built-in wardrobes and vanity unit.

Bathroom

8'1 x 7'3 approx (2.46m x 2.21m approx)

UPVC double glazed obscure window to the rear, carpeted flooring, tiled walls, corner bath with electric shower over, sink and vanity cupboard, ceiling light.

Separate w.c.

2'5 x 4'6 approx (0.74m x 1.37m approx)

UPVC double glazed obscure window to the side, low flush w.c., ceiling light and loft access point.

Airing Cupboard

2'5 x 4'6 approx (0.74m x 1.37m approx)

UPVC double glazed obscure window to the side, ceiling light, carpeted flooring and two large radiators.

Outside

The property sits back from the road behind a stone wall, large block paved drive for at least 4 vehicles, side access gate to the rear and access into the garage.

The rear garden has been beautifully landscaped with a large patio area, ideal for al-fresco dining, waterfall pond with steps down to a lawn having established shrubs to the borders, large summerhouse and greenhouse, fencing and hedges to the boundaries.

Garage

17'2 x 7'8 approx (5.23m x 2.34m approx)

Brick built garage with up and over door, light and power.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor public house turn left into High Road which then becomes Stapleford lane. At the next set of traffic lights continue straight across still following Stapleford lane. At the top of the hill turn right into Petworth Avenue where the property can be found on the left.

Council Tax

Broxtowe Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 78mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

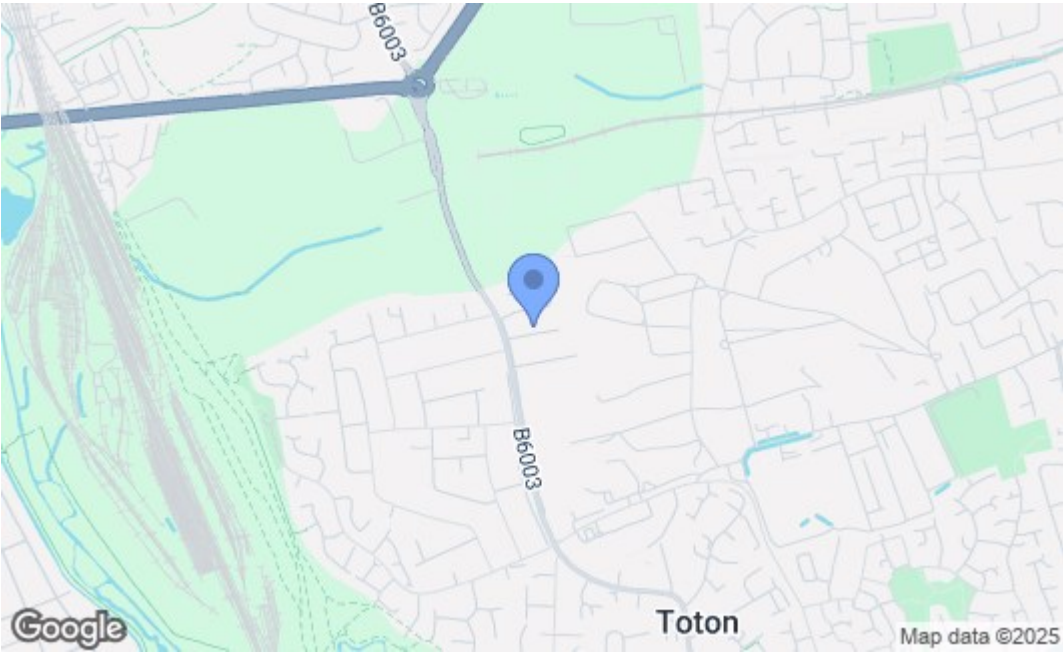
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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 ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.