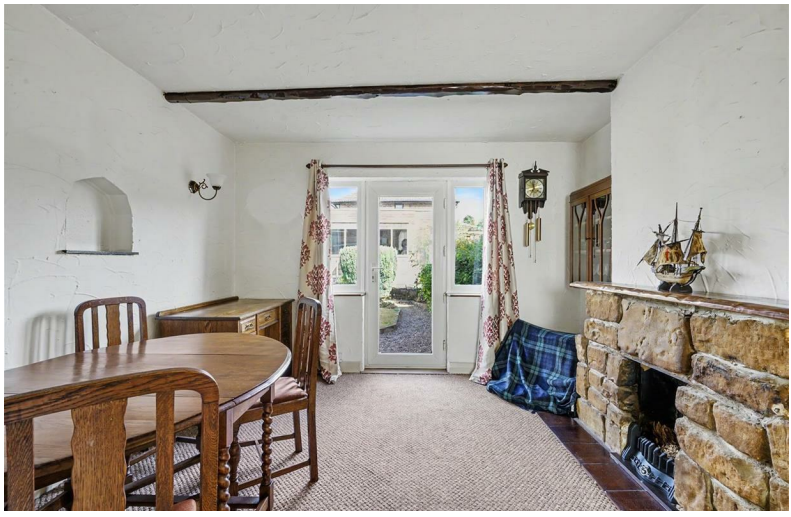
Robert Ellis

look no further...







Banks Road,
Toton, Nottingham
NG9 6HD

£260,000 Freehold



THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON A CORNER PLOT WITH GARDENS EXTENDING TO THREE SIDES AND HAVING A GARAGE POSITIONED AT THE REAR OF THE PROPERTY.

Being located on Banks Road in the heart of Toton, this three bedroom property provides a lovely home which will suit a whole range of buyers, from people buying their first property to those who might be looking for a three bedroom house which is close to the excellent local schools and many other amenities and facilities provided by Toton and the surrounding area. For the size and layout of the accommodation and the extent of the gardens to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is within easy reach of the excellent local schools found in Toton and to transport links, all of which have helped to make this a very popular and convenient residential area to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. The property is entered through an open porch at the front and includes a reception hall, from which stairs take you to the first floor and there are doors leading into the lounge which has a feature fireplace and a bay window to the front and an archway leads into the separate dining/sitting room which has a double glazed French door providing access to the rear garden. The kitchen has been extended and has ranges of wall and base units and integrated cooking appliances and to the first floor the landing leads to the three bedrooms, all of which have ranges of built-in wardrobes and cupboards and the bathroom which has an electric shower over the bath. Outside the gardens are well stocked with lawns and pebbled areas with established borders to the sides, there is a resin pathway leading from the front gate down the side of the property and to the front door and at the bottom of the garden there is the detached brick garage which has a resin drive at the front.

The property is close to the Tesco superstore on Swiney Way with many other shopping facilities being found in the nearby towns of Long Eaton and Beeston where there are Asda, Tesco, Lidl and Aldi as well as many other retail outlets, there is an M&S food store, TK Maxx and several other retail outlets where there are also several coffee eateries at the Chilwell Retail Parks, healthcare and sports facilities including a number of local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the 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
An open porch leading through a UPVC front door with inset leaded glazed panels and opaque glazed panels either side to:

Reception Hall
Stairs with a balustrade and cupboard under leading to teh first floor, radiator with a shelf over, original parquet flooring, cloaks hanging and doors with inset etched glazed panels leading to the lounge and kitchen.

Lounge/Sitting Room
13'6 into bay x 11'7 approx (4.11m into bay x 3.53m approx)
Double glazed bay window to the front, feature four burner Windsor style gas fire (not tested) set in a stone fireplace with wooden top plinths to either side and a Cornish slate tiled hearth, radiator with a shelf over, two wall lights, feature beams to the ceiling and archway through to:

Dining/ Sitting Room
11'11 x 11'8 approx (3.63m x 3.56m approx)
Double glazed door leading out to the rear garden with double glazed windows to either side, feature open fireplace set in a stone surround with a wooden mantle, wooden top plinth to one side and a tiled hearth, double shelved display cabinet to one side of the chimney breast, feature beams to the ceiling, two recesses providing display areas, radiator with a shelf over and two wall lights.

Kitchen
15'2 max x 6'4 approx (4.62m max x 1.93m approx)
The kitchen has a stainless steel sink with a mixer tap set in a work surface having a double cupboard and space for an automatic washing machine below, L shaped work surface with a double cupboard and storage space beneath and a four ring gas hob set in a third work surface with cupboards, a drawer and an oven below, tiled backplate and hood over the cooking area, wall mounted display cabinet and cupboards with shelving at one end, radiator, double glazed windows to the rear and side, half opaque double glazed door leading out to the garden at the side of the property and a recess under the stairs providing space to put bins and the gas meter is positioned in this area.

First Floor Landing
The balustrade continues from the stairs onto the landing, a double glazed window to the side, hatch with a ladder to the loft and panelled doors to:

Bedroom 1
13'7 into bay x 11'7 approx (4.14m into bay x 3.53m approx)
Double glazed bay window to the front, range of built-in wardrobes extending along one wall with cupboards over and lower level wardrobes cupboards to one side and a radiator.

Bedroom 2
11'11 x 11'8 approx (3.63m x 3.56m approx)
Double glazed window to the rear, range of built-in wardrobes having a central dressing table with cupboards and drawers under and there are cupboards extending above the wardrobe and dressing table and a radiator.

Bedroom 3
8'2 x 6'6 approx (2.49m x 1.98m approx)
Double glazed window to the from, double built in wardrobes extending along/ storage cupboard and a radiator.

Bathroom
The bathroom is half tiled and has a white suite including a panelled bath with chrome hand rails and an electric Triton Riba shower over, with tiling to two walls and protective shower curtain, a pedestal wash hand basin and low flush w .c. with a shelf over, mirror fronted wall cabinet, double glazed window with fitted blind to the rear, radiator and a double built-in airing/storage cupboard where the Ideal Logic boiler is housed.

Outside
At the front of the property there is a gate providing access onto a resin block edged pathway which extends to the front door and down the side of the property, there is a lawn with borders to the sides and a pebbled area in front of the house with a low level wall to the right hand boundary and low level walls with railings above to the front and side boundaries.

The gardens extend down the left hand side of the property where there is a further lawn with borders to the sides, a pathway with pebbles at the side lead to the drive at the bottom of the garden, there is a further border with established planting and at the rear of the house there is a lawn with brick edged borders to the side, a pebbled area and pebbled path running across the back of the house and down to the bottom where there is a slate chipped area and in front of the detached garage there is a resin driveway which extends along the side of the garage and there are steps leading to the lawn from the drive.

At the side of the house there is an external tap and a wrought iron gate which provides access to the front garden area.

Garage
17'9 x 9'9 approx (5.41m x 2.97m approx)
The detached brick garage has an up and over door to the front, two windows to the side and power points and lighting are provided.

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.
9496MP

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 5mbps Superfast 60mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02, 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





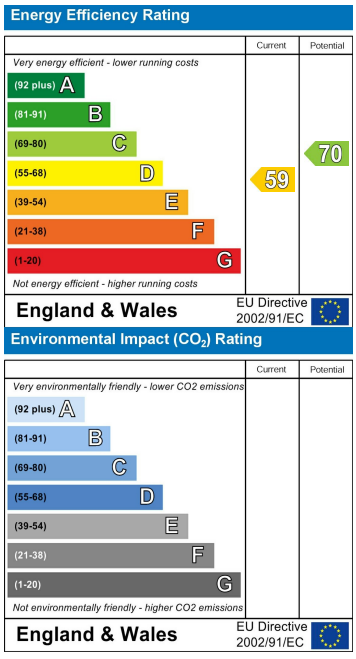












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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