



High Road,  
Toton, Nottingham  
NG9 6EH

**£335,000 Freehold**





THIS IS A TRADITIONAL, GABLE FRONTED THREE BEDROOM DETACHED HOUSE WHICH PROVIDES THE OPPORTUNITY TO BE SIGNIFICANTLY EXTENDED IF A NEW OWNER WANTS TO CREATE A LARGER PROPERTY.

Being located on High Road in the middle of Toton, this traditional property, which was originally built in the 1920's, offers a lovely family home with the potential to alter the internal layout to the existing property or significantly extend to the sides and rear. The property is being sold with the benefit of NO UWPARD CHAIN and for the size and layout of the existing accommodation and privacy of the gardens to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely property for themselves. The property is well placed for easy access to the well regarded local schools provided by Toton as well as 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 stands back from the road and is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating, with a relatively new boiler having been fitted, double glazing and solar panels to the roof which provide an income of approx. £750 per quarter. Being entered through an enclosed porch, the accommodation includes a reception hallway, a lounge with a large bay window to the front and a feature stone fireplace and there is an archway from the lounge to the separate dining area, from which there are patio doors leading out to the large conservatory and the kitchen has wall and base units and integrated cooking appliances and a door leading out to the side of the house. To the first floor the landing leads to the three bedrooms, all of which have ranges of either built-in or fitted wardrobes and the original bathroom has been changed into a shower room, but could have a bath reinstated if preferred by a new owner. Outside there is a driveway to the left hand side of the house which leads to a double tandem concrete sectional garage, there are lawned gardens at the front, right hand side and rear which have established borders and screening to the boundaries and as previously mentioned, subject to obtaining the necessary permissions, the property could easily be extended to the sides or rear.

Toton is a very popular residential area with there being a Tesco superstore on Swiney Way and further shopping facilities found in the nearby towns of Beeston and Long Eaton and at Chilwell Retail Park where there is an M&S food store, Next, TK Maxx and several coffee eateries, there are the excellent schools for all ages within walking distance of the property, which has been one of the main reasons why people have wanted to move to Toton over the past couple of decades, there are healthcare and sports facilities including several local golf courses, walks in the park and playing fields across the road from the house and at the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, stations at Beeston, Long Eaton and East Midlands Parkway, the latest extending to the Nottingham tram system which terminates at Toton and provides another means of transport to and from Nottingham city centre and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

Enclosed porch having a double glazed door and windows to the front and side with a stylish composite door with two inset opaque glazed panels leading to:

### Reception Hall

Stairs with balustrade leading to the first floor, radiator, double glazed window to the side and a double fitted cupboard which houses the electricity meter and electric consumer unit.

### Lounge/Sitting Room

12'4 × 10'6 plus bay approx (3.76m × 3.20m plus bay approx)  
Double glazed box bay window with fitted blinds to the front and a double glazed window with blinds to the side, feature stone fireplace with a plinth to one side and a marble inset and hearth, wall lights and archway leading to:

### Dining Area

11'6 × 11'6 to 10'3 approx (3.51m × 3.51m to 3.12m approx)  
Double glazed patio doors with fitted blinds leading into the conservatory and a double glazed window with blinds to the side and a radiator.

### Conservatory

11'4 × 11'4 approx (3.45m × 3.45m approx)  
Double glazed, double opening French doors leading out to the rear garden with double glazed windows to three sides, polycarbonate vaulted roof and laminate flooring.

### Kitchen

8'9 × 6'4 approx (2.67m × 1.93m approx)  
The kitchen has white wooden finished units and includes a sink with a mixer tap set in a work surface which extends to three sides and has spaces for both a fridge and a dishwasher, cupboards, space and plumbing for an automatic washing machine and drawers below, matching eye level wall cupboards and display cabinet with lighting under, boarded tiled effect panelling to the walls by the work surface areas, double glazed windows to the rear and side, composite door with inset opaque glazed leaded panels leading out to the side of the property, four ring gas hob set in a recess with an oven under and a Baxi boiler is housed in a matching eye level wall cupboard.

### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to the loft, double glazed window with a fitted blind to the side and doors to:

### Bedroom 1

11'6 × 10'6 approx (3.51m × 3.20m approx)  
Double glazed windows with fitted blinds to the front and side, radiator, range of wardrobes and a fitted head position with drawers to either side and shelving and cupboards above, two further drawer units and a radiator.

### Bedroom 2

12'6 × 11'6 to 10'3 approx (3.81m × 3.51m to 3.12m approx)  
Double glazed windows with fitted blinds to the rear and side, radiator, range of fitted wardrobes with mirrored panels to four doors with central drawers, matching bedside drawer units, further matching drawer unit with a glass top and a built-in shelved cupboard.

### Bedroom 3

6'8 × 6'4 approx (2.03m × 1.93m approx)  
Double glazed window with fitted blind to the front, radiator, double fitted wardrobe providing hanging space and shelving to one side.

### Shower Room

The original bathroom has been changed into a shower room, but a bath could

easily be reinstated if preferred by a new owner, there is currently a large walk-in shower with a Mira electric shower, tiling to two walls, a fitted seat and hand rails and a protective glazed screen, hand basin with mixer tap and double cupboard under and a low flush w.c. with a concealed cistern and a cupboard to one side, walls fully tiled with a mirror to one side, double glazed window with fitted blind to the rear, vanity wall cupboard, built-in storage cupboard and a radiator.

### Outside

At the front of the property there is a driveway leading down the left hand side of the property to the garage. There is a path extending from the drive across the front of the house to a gate which provides access to the garden at the side. At the front there is a lawned area with borders to the front and left hand side, a wall with railings to the front boundary and a fence to the left hand boundary.

At the rear there is a Presscrete style patio which extends down the side and rear of the conservatory, a lawned garden which extends down the side of the property and there are established borders to the right hand side and bottom of the garden. There is a potting shed and further shed behind the garage, fencing to the rear boundary and an outside light and an external tap are provided.

### Garage

32' × 9'6 approx (9.75m × 2.90m approx)  
At the rear of the property there is a concrete sectional garage with an electric roller shutter door to the front and power points and lighting are provided in the garage.

### Built-in Store

At the side of the property there is a built-in store where the gas meter is housed.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road where the property can be found as identified by our for sale board.  
8659AMMP

### Agents Note

There are solar panels fitted to the roof which are owned by the property and these, over the last 2 years, have provided a feed in tariff of approx £6,000 which equates to approx £750 per quarter. We would like to point out this has been at a time when the property was not being lived in and therefore no electricity was really being used at the house.

### 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 6mbps Superfast 74mbps Ultrafast 1800mbps  
Phone Signal – 02, EE, 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	55	
(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.