Robert Ellis

*look no further...*

Welbeck Gardens,
Toton, Nottingham
NG9 6JD

**£385,000 Freehold**

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THIS IS A DOUBLE FRONTED FOUR BEDROOM DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC WITH AN OPEN ASPECT OVER FIELDS AT THE FRONT.

Robert Ellis are pleased to be instructed to market this four double bedroom detached property which provides a new owner with the opportunity to extend and change the property to suit their own requirements. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well positioned for easy access to the excellent local schools provided by Toton 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 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 a fully enclosed porch, a reception hall, through lounge which has a glazed door leading to a garden room and a separate dining area with the kitchen being fitted with wood fronted wall and base units. To the side of the property there is an enclosed rear porch which leads to a ground floor w.c. and also has a door into the integral garage which could easily be converted into further accommodation if this was something a new owner wanted to undertake in the future. To the first floor the landing leads to the four double bedrooms and the fully tiled bathroom which has a light coloured suite with a mains flow shower over the bath. Outside there is a drive and garden area at the front, the integral garage and at the rear there is a private, mature garden with lawns having established borders to the sides, all of which is kept private by having fencing to the three boundaries.

Toton is a very popular area to live and there is a Tesco superstore on Swiney Way with many other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is a M&S food store, TK Maxx, Next and several coffee eateries, there are the excellent schools for all ages within walking distance of the property, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent 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
10' x 6'10 approx (3.05m x 2.08m approx)
A fully enclosed porch with a half opaque double glazed door to the front and matching double glazed windows to the front and side, tiled flooring and an opaque glazed door with glazed panels to either side leading to:

## Reception Hall
Stairs with cupboard under leading to the first floor, radiator with shelf over and doors to the lounge, dining room and kitchen.

## Lounge/Sitting Room
20' x 11' approx (6.10m x 3.35m approx)
Double glazed window to the front with views over open fields, coal gas fire set in a tiled surround with hearth, radiator, cornice to the wall and ceiling and a glazed door with window to the side leading to the garden room.

## Dining Area
8'10 x 8' approx (2.69m x 2.44m approx)
Double glazed window overlooking the rear garden, radiator and cornice to the wall and ceiling.

## Garden Room/Sun Lounge
9' x 7' approx (2.74m x 2.13m approx)
Half double glazed door leading out to the patio at the rear of the house, double glazed windows to the rear and side and a radiator.

## Kitchen
14'6 x 10'9 approx (4.42m x 3.28m approx)
The kitchen is fitted with wood finished units and has a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has space for a fridge, cupboards, drawers and space for an automatic washing machine below, oven and grill with cupboards above and below, matching eye level wall cupboards, display cabinet and the gas boiler is housed in a wall cupboard with shelving to the side, tiling to the walls by the work surface areas, double glazed window to the rear, radiator, double serving hatch to the dining area and an upright fitted shelved storage cupboard.

## Rear Porch
Having a door with an opaque inset double glazed panel and a matching glazed side panel leading out to the side of the property, built-in cupboards and an internal door to the garage.

## Ground Floor w.c.
The w.c. is accessed from the rear porch and is half tiled with a low flush w.c. and a wall mounted hand basin with a mirror to the wall above.

## First Floor Landing
Double glazed window to the front with magnificent views over the open fields, the balustrade continues from the landing and there is a hatch with ladder leading to a part boarded loft.

## Bedroom 1
11' x 11' plus wardrobes approx (3.35m x 3.35m plus wardrobes approx)
Double glazed window to the front with views over the open fields, two double built-in wardrobes with a central dressing table with drawers under, a mirror to the wall and double cupboard over and a radiator.

## Bedroom 2
12' to 10'10 x 11' approx (3.66m to 3.30m x 3.35m approx)
Two double glazed windows to the front with views over the open fields, double wardrobe and bedside units to either side of the bed position with cupboards over and a radiator.

## Bedroom 3
9' plus wardrobes x 8'10 approx (2.74m plus wardrobes x 2.69m approx)
Double glazed window to the rear, range of mirror fronted wardrobes with shelves and hanging space and a radiator.

## Bedroom 4
9' x 8'8 approx (2.74m x 2.64m approx)
Double glazed window to the rear, radiator and a built-in shelved storage cupboard.

## Bathroom
The bathroom is fully tiled and has a champagne coloured suite including a panelled bath with hand rails and a mains flow shower over, low flush w.c. and pedestal wash hand basin, two opaque double glazed windows, double built-in storage cupboard, radiator with rail over and a double mirror fronted wall cabinet.

## Outside
At the front of the property there is a drive providing off road parking and a path leading to the front door, a lawn with borders and a stone wall to the front boundary with there being a path leading down the right hand side of the house to the rear garden.

To the immediate rear of the property there is a slabbed patio with steps leading to a path which takes you to the bottom of the garden, two large lawned areas with established borders to the sides, there is a greenhouse to the bottom right hand corner of the garden with the garden being kept private by having fencing to the side and rear boundaries. An outside water supply is provided and there is external lighting.

## Garage
16' x 8' approx (4.88m x 2.44m approx)
The garage has an up and over door to the front, an opaque glazed window to the side, a part glazed door leading into the rear porch, fitted work bench and shelving, power and lighting is provided and the electricity meter, electric consumer unit and gas meter are housed in the garage.

## 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 right into Welbeck Gardens.
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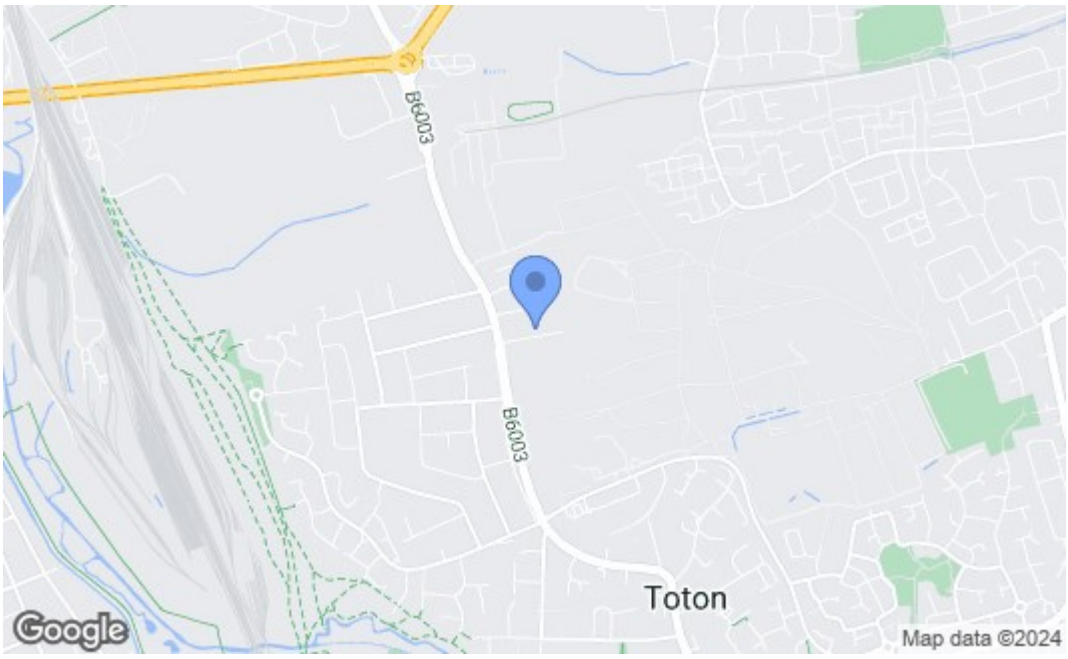
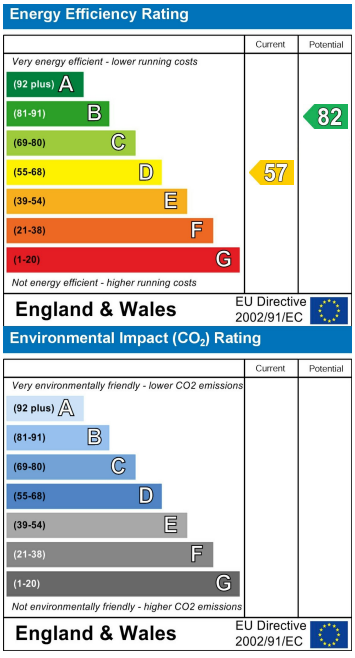
## Council Tax
Broxtowe Borough Council Band E




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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