Robert Ellis

look no further...

Lichfield Close,
Toton, Nottingham
NG9 6JZ

£360,000 Freehold

0115 946 1818

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A SUPERB EXAMPLE OF A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING, GARAGE AND REAR GARDEN, SITUATED WITHIN THIS QUIET CUL-DE-SAC LOCATION AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this spacious four bedroom detached family home, perfect for a wide range of buyers and situated within the heart of Toton village. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, spacious and open lounge, kitchen/breakfast with integrated appliances and a sitting room to the rear. To the first floor, the landing leads to three generous bedrooms, the family bathroom and master bedroom with en-suite shower room. To the exterior, the property sits within a quiet cul-de-sac location and benefits off street parking and access into the brick built integral garage. To the rear there is a private and enclosed garden with a patio area, decking, turf and flower beds.

Located in the popular residential village of Toton, close to a wide range of local schools, shops and parks. Shops, supermarkets and healthcare facilities are all within walking distance from the property with plenty of choice for local nurseries and primary schools with George Spencer Academy being within catchment and the secondary school of choice. There are fantastic transport links including nearby bus stops, Toton tram stop and access to major road links such as the M1, and A52 to both Nottingham and Derby with East Midlands Airport just a short drive away.

Entrance Hall
uPVC double glazed front door, laminate flooring, radiator, textured ceiling, ceiling light.

Downstairs WC
5'3 x 2'9 approx (1.60m x 0.84m approx)
uPVC double glazed patterned window overlooking the side, laminate flooring, heated towel rail, top mounted sink, WC, textured ceiling, ceiling light.

Lounge
15'6 x 15'8 approx (4.72m x 4.78m approx)
uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, under stairs storage cupboard, ceiling light.

Kitchen
15'7 x 10'0 approx (4.75m x 3.05m approx)
uPVC double glazed window overlooking the rear and uPVC double glazed door leading to the side, tiled flooring, space for fridge/freezer, radiator, integrated electric oven, hob and overhead extractor fan, integrated dishwasher, integrated microwave, painted plaster ceiling, ceiling light.

Sitting Room
13'7 x 8'5 approx (4.14m x 2.57m approx)
uPVC double glazed windows and French doors overlooking and leading to the garden, laminate flooring, radiator, velux window, painted plaster ceiling, spotlights and wood burner.

First Floor Landing
uPVC double glazed window overlooking the side, carpeted flooring, built in storage cupboard, painted plaster ceiling, spotlights.

Bedroom One
9'9 x 15'8 approx (2.97m x 4.78m approx)
uPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

En-Suite
7'0 x 5'1 approx (2.13m x 1.55m approx)
uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, single enclosed shower unit, pedestal sink, heated towel rail, painted plaster ceiling, spotlights.

Bedroom Two
8'10 x 8'8 approx (2.69m x 2.64m approx)
uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three
8'6 x 8'7 approx (2.59m x 2.62m approx)
uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, spotlights.

Bedroom Four
8'6 x 6'7 approx (2.59m x 2.01m approx)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, textured ceiling, ceiling light.

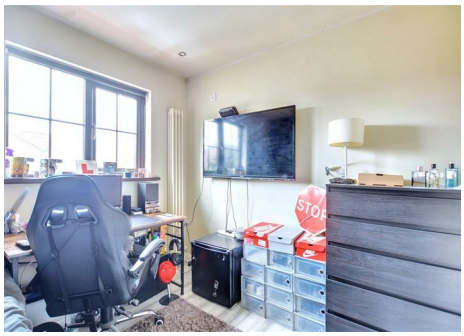
Family Bathroom
7'8 x 5'5 approx (2.34m x 1.65m approx)
uPVC double glazed window overlooking the side, tiled flooring, bath with mixer tap, WC, pedestal sink, single enclosed shower unit, painted plaster ceiling, spotlights.

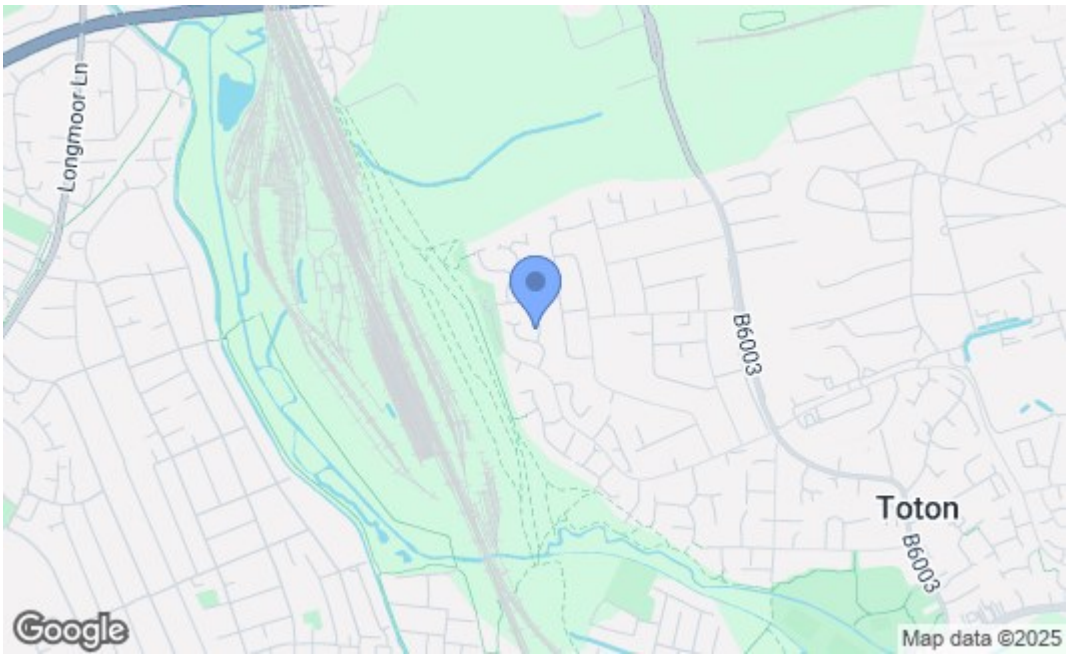
Outside
To the front of the property, there is off street parking for two vehicles with access into the integral garage. To the rear there is a private and enclosed rear garden with a patio area, turf, decking and flower beds.

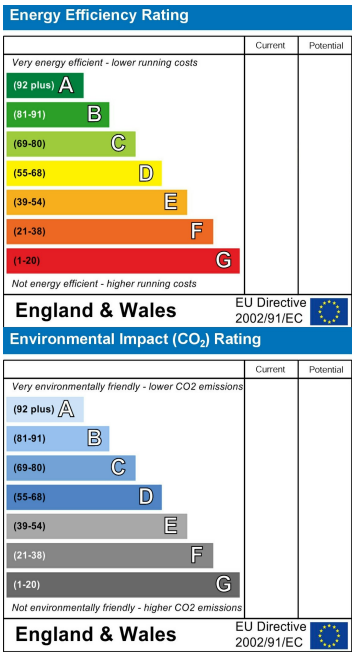
Directions
The property is best approached by leaving Long Eaton by Nottingham Road turning left at Grange Farm traffic lights into High Road. Continue to the traffic lights with Banks Road and then after turn left, eventually turning right into Erdington Way. Lichfield Close is found as a turning on the right hand side.
8442RS

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 AND VIRGIN
Broadband Speed -
Standard 3 mbps
Superfast 36 mbps
Ultrafast 1000 mbps
Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water
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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