Robert Ellis

look no further...

Calverton Close,
Toton, Nottingham
NG9 6GW

£199,950 Leasehold

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A WELL PRESENTED TWO BEDROOM END BUNGALOW WITHIN HIGHLY REGARDED RETIREMENT DEVELOPMENT IN TOTON BEING SOLD WITH NO UPWARD CHAIN

Situated within this sought-after retirement development of similar bungalows, this spacious two-bedroom end bungalow occupies a pleasant position in the ever-popular area of Toton, offering easy access to an excellent range of local amenities, healthcare facilities, shopping centres and transport links. Robert Ellis are delighted to bring to the market this attractive home, which is being offered for sale with the benefit of a complete upward chain. Having been well maintained and tastefully presented throughout, the property provides comfortable, low-maintenance living in a friendly community setting. An internal viewing is highly recommended to fully appreciate the size, layout and quality of the accommodation on offer. The property is available on a shared ownership basis, with a 75% share being offered for sale and the remaining 25% retained by the management company. A monthly management charge contributes towards the upkeep of the communal gardens, parking areas and external communal spaces, ensuring the development remains well presented throughout the year.

Constructed of traditional brick beneath a pitched tiled roof, the bungalow benefits from gas central heating and double glazing throughout. The accommodation comprises an enclosed entrance porch with useful built-in storage, leading through to a welcoming reception hall with both cloaks and airing/storage cupboards. Positioned to the rear of the property, the generously proportioned lounge and dining area provides an excellent living space and features double glazed patio doors opening onto a private seating area, creating a seamless connection between the indoor and outdoor space. The fitted kitchen is equipped with a range of wall and base units and includes a selection of freestanding appliances, all of which are included within the sale, comprising a fridge/freezer, oven and automatic washing machine. There are two well-proportioned bedrooms, with the principal bedroom benefiting from an extensive range of fitted wardrobes and drawer units along two walls, providing excellent storage. The accommodation is completed by a modern wet room featuring fully tiled walls, specialist wet room flooring and a Mira electric shower. Externally, the property enjoys a private seating area to the rear, ideal for relaxing outdoors, while the development itself benefits from attractive communal lawned gardens and convenient residents' parking located close to the bungalow.

Toton remains one of Nottinghamshire's most desirable residential locations, combining excellent local amenities with superb transport connections. A Tesco Superstore is within easy walking distance, while further shopping facilities can be found in nearby Beeston and Long Eaton. The popular Chilwell Retail Parks offer a wide range of national retailers including M&S Food, Next, TK Maxx and a variety of cafés and eateries. The area is also well served by healthcare facilities, leisure amenities and several local golf courses. Commuters benefit from exceptional transport links, including Junction 25 of the M1, the Nottingham Express Transit tram network, railway stations at Long Eaton, Beeston and East Midlands Parkway, together with the A52 providing convenient access to Nottingham, Derby and the wider East Midlands region.

Porch
Fully enclosed porch having a half double glazed door to the front and double glazed window to the side, built-in storage cupboard with power and lighting and internal UPVC door with inset ornate glazed panel leading to:

Reception Hall
Airing/storage cupboard, separate cloaks cupboard, radiator and cornice to the wall and ceiling.

Lounge/Sitting Room
17'5 x 10'6 approx (5.31m x 3.20m approx)
Double glazed patio doors leading out to the rear garden, feature coal effect electric fire set in an Adam style surround with tiled inset and hearth, radiator and cornice to the wall and ceiling.

Kitchen
10'5" x 9'6" approx (3.2 x 2.9m approx)
The kitchen has a Blanco sink with a mixer tap set in an L shaped work surface with stand alone automatic washing machine, cupboards and drawers beneath, upright electric oven, work surface with cupboards under, upright shelved pantry style cupboard, double wall cupboard, fridge/freezer, wall mounted boiler, tiling to the walls by the work surface areas, double glazed window to the front, hood over the cooking area and cornice to the wall and ceiling.

Bedroom 1
11'7 x 9'9 approx (3.53m x 2.97m approx)
The main bedroom has a double glazed window to the rear, wardrobe and cupboards to either side of the bed position with storage cupboards over, range of wardrobes and drawers to a second wall and a radiator.

Bedroom 2
9'4 x 8'3 approx (2.84m x 2.51m approx)
Double glazed window to the front, radiator and cornice to the wall and ceiling.

Shower Room
The bathroom has been changed over recent years into a wet room and has fully tiled walls with a wet room/shower flooring with a Mira electric shower, hand basin, low flush w.c., radiator, opaque double glazed window, wall mounted heater and mirror to the wall by the sink position.

Outside
Outside the property there is car parking provided and communal gardens which are maintained by the management company.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor pub into High Road which becomes Stapleford lane. Continue to the traffic lights and turn right onto Swiney Way, follow the road around bearing right into Calverton Close just after Tesco and the property can be found on the right hand side.
9377JG

Agents Notes
The property is held leasehold on a 99 year lease which commenced 31st July 1992. £105 per month management charge including an emergency button.

Prospective purchasers will need to be approved by Places for People

Council Tax
Broxtowe Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 20mbps Superfast 1mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
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

Robert Ellis
ESTATE AGENTS

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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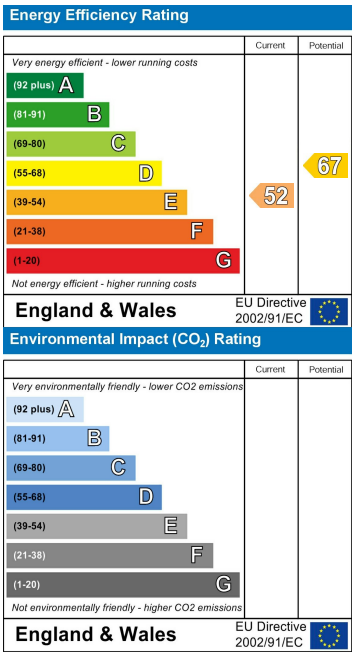

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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