



Banks Road,
Toton, Nottingham
NG9 6HE

Price Guide £375-395,000

Freehold



A FANTASTIC FOUR BEDROOM DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION WHICH IS SITUATED IN THE SOUGHT AFTER LOCATION OF TOTON WITH LARGE DRIVEWAY AND CORNER PLOT

Robert Ellis are pleased to bring to the market this four bedroom detached property which has very well presented and spacious accommodation, ideal for the growing family. For the size of the accommodation included we recommend an internal inspection so they can see all that is included both internally and externally in the property for themselves. The property is within walking distance of the excellent local schools, which together with transport links, including the Nottingham tram system, have made Toton such a popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the accommodation included derives all the benefits of gas central heating and double glazing. In brief the accommodation comprises a light and airy reception hall with a cloaks/w.c. off and from the hall there are stairs leading to the first floor and doors to the lounge which is positioned at the front of the house and has an arch leading to the dining room with French doors to the rear garden. The newly fitted modern kitchen has built-in cooking appliances and leads to the utility room which provides access into the garage. To the first floor the landing leads to the four bedrooms, the master with fitted wardrobes and an en-suite and there is then the family bathroom. Outside there is the adjoining brick garage with an electric roller up and over door at the front, newly laid Presscrete style driveway and at the rear there is a lawned garden with fencing to the boundaries. The garden offers a corner position, with potential to extend or perfect for those wanting to create a home office/warehouse. The property must be viewed to be appreciated!

The property is within easy reach of the Tesco superstores on Swiney Way with there being many more shopping facilities found in the nearby towns of Beeston and Long Eaton with there also being a M&S food store, Costa, Next and other retail outlets and coffee eateries at the Chilwell retail Parks, there are the excellent schools for all ages which has been one of the main reasons why people have wanted to move to Toton over the past couple of decades and these are all within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and as well as the latest extension to the Nottingham tram system, the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Composite door to the front, stairs to the first floor, wooden flooring, radiator and storage cupboard.

Cloaks/w.c.

Circular double glazed window to the front, low flush w.c., wash hand basin, radiator, wooden flooring.

Lounge

17'10 into bay x 10'1 approx (5.44m into bay x 3.07m approx)
Double glazed bay window to the front, wooden flooring, gas fire with stone surround, radiator, coving to the ceiling, archway through to:

Dining Room

9'1 x 7'10 approx (2.77m x 2.39m approx)
Double glazed French doors to the rear, wooden flooring and a radiator.

Kitchen

11'9 x 9'1 approx (3.58m x 2.77m approx)
The recently fitted kitchen has a range of matching wall and base units with work surfaces over, inset sink and drainer with swan neck mixer tap, part tiled walls, four ring AEG induction hob with extractor over, integrated double oven, American style fridge freezer, integrated dishwasher, UPVC double glazed window to the rear and a radiator.

Utility

8'3 x 5'11 approx (2.51m x 1.80m approx)
Double glazed window to the side and door to the side, sink and drainer, door to garage, plumbing for a washing machine and space for dryer.

First Floor Landing

Coving to the ceiling, loft access hatch and doors to:

Bedroom 1

15'4 x 8'5 approx (4.67m x 2.57m approx)
Double glazed window to the front, radiator and fitted wardrobes.

En-Suite

Double glazed window to the side, laminate flooring, chrome heated towel rail, single shower cubicle, wall mounted shower, vanity wash hand basin, low flush w.c.

Bedroom 2

9'4 x 9'2 approx (2.84m x 2.79m approx)
Double glazed window to the rear and a radiator.

Bedroom 3

8'3 x 12'9 approx (2.51m x 3.89m approx)
Double glazed window to the rear and a radiator.

Bedroom 4

7'4 x 7'2 approx (2.24m x 2.18m approx)
Double glazed window to the front, laminate flooring and a radiator.

Bathroom

Vanity wash hand basin, low flush w.c., panelled bath with shower over, radiator and part tiled walls.

Outside

To the front of the property there is a recently laid Presscrete style driveway providing five spaces for vehicles parking and leading to the garage, lawned garden with shrubs to the borders.

To the rear there is a lawned garden which wraps around to the right hand side, enclosed with panelled fencing and having a patio area, brick-build BBQ and large shed to the left hand side which is the length of the property..

Garage

17'6 x 8'4 approx (5.33m x 2.54m approx)
With electric roller door to the front, internal door into the utility, power and lighting.

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.

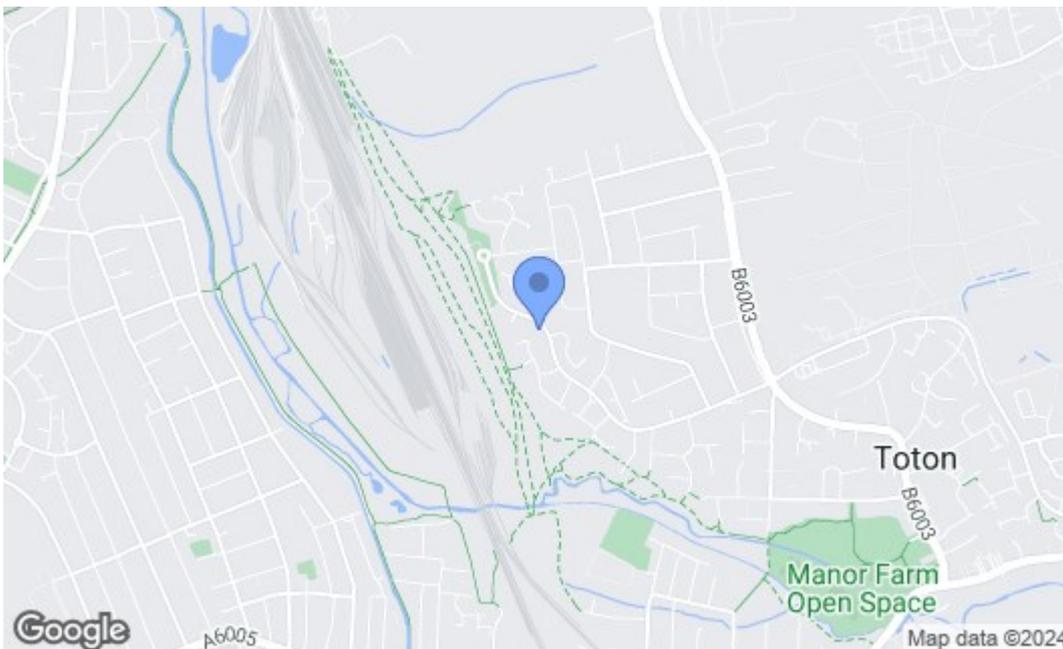
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Council Tax

Broxtowe Borough Council Band D



Robert Ellis
ESTATE AGENTS



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.