



St. Georges Drive,  
Toton, Nottingham  
NG9 6PR

**O/I/R £550,000 Freehold**



A BEAUTIFULLY PRESENTED, SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME WITH DOUBLE GARAGE, OFF STREET PARKING AND ENCLOSED REAR GARDEN.

Robert Ellis are pleased to bring to the market this superb detached family home, modern and spacious throughout with fantastic features including open plan living, bi-fold doors with fitted blinds and a log burner. Finished to a high specification throughout with quality integrated appliances and porcelain tiles, the property is perfect for a growing family and is an essential viewing opportunity.

The property briefly comprises of a large entrance hallway, ground floor w.c., lounge with log burner and at the heart of the home a large extended living/kitchen diner with double bi-fold doors combining inside with the outside. The kitchen benefits from integrated appliances including wine coolers, island breakfast bar, integrated oven and hob and an instant hot water tap. There is a separate utility room with access to the integrated double garage with the benefit of electric roller doors, power and lighting. To the first floor the large landing leads to the five bedrooms, the master and second bedrooms both having fitted wardrobes and an en-suite and there is then the family bathroom. Outside to the front there is off street parking with an additional parking space adjacent to the property and access into the integrated garage. To the rear there is a stunning, private and enclosed garden with patio area, lawn, mature flower beds and a storage shed.

Located in the popular town of Toton, close to a wide range of local schools, shops and parks, the property sits within the catchment area for the George Spencer Academy and is within walking distance to supermarkets, retail parks and healthcare facilities. There are fantastic transport links from Toton tram stop to nearby bus stops and easy access to major road links including the M11, A52 and A50. Local train stations and East Midlands Airport are a short drive away.



### Entrance Hall

Double glazed composite front door, tiled flooring, radiator, stairs to the first floor and ceiling light.

### Ground Floor w.c.

2'5" x 5'7" approx (0.74m x 1.70m approx)

Low flush w.c., utility sink, tiled flooring and spotlights.

### Lounge

15'2" x 11'3" approx (4.62m x 3.43m approx)

UPVC double glazed bay window to the front with fitted shutters, tiled flooring, radiator and log burner.

### Open Plan Living/Dining Kitchen

#### Kitchen Diner

9'2" x 33'3" approx (2.79m x 10.13m approx)

Aluminium window to the rear, tiled flooring, wall, base and drawer units with work surfaces over and inset sink and drainer with an inset hot water tap, integrated wine cooler, space for a fridge freezer, integrated electric oven, hob and extractor fan, radiator, integrated microwave, integrated dishwasher, integrated warming drawer, spotlights and aluminium bi-fold doors with fitted blinds to the rear garden.

#### Living/Dining Room

21'6" x 11'3" approx (6.55m x 3.43m approx)

Aluminium bi-fold doors with fitted blinds to the rear, electrically operated wooden double glazed Velux windows, tiled flooring, radiator and spotlights.

#### Utility Room

6'6" x 5'7" approx (1.98m x 1.70m approx)

UPVC double glazed door to the rear, tiled flooring, Belfast sink, wall mounted boiler, space for a washing machine and tumble dryer, radiator and spotlights.

#### First Floor Landing

Carpeted flooring, built-in storage cupboard, ceiling light and doors to:

#### Bedroom 1

15'7" x 13'7" approx (4.75m x 4.14m approx)

UPVC double glazed window to the front, carpeted flooring, fitted wardrobes, radiator and ceiling light.

#### En-Suite Bedroom 1

5'2" x 6'2" approx (1.57m x 1.88m approx)

Obscure UPVC double glazed window to the front, tiled flooring, low flush w.c., wall mounted sink, walk-in shower with rainwater shower head, spotlights and heated towel rail.

#### Bedroom 2

9'7" x 14'3" approx (2.92m x 4.34m approx)

UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes and ceiling light.

#### En-Suite Bedroom 2

4'8" x 7'1" approx (1.42m x 2.13m approx)

Obscure UPVC double glazed window to the side, tiled flooring, single enclosed shower unit, heated towel rail, pedestal wash hand basin, low flush w.c. and ceiling light.

#### Bedroom 3

9'5" x 11'3" approx (2.87m x 3.43m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

#### Bedroom 4

9'5" x 10'7" to 8'7" approx (2.87m x 3.23m to 2.62m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

#### Bedroom 5

8' x 11'1" approx (2.44m x 3.38m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

#### Bathroom

5'7" x 7'8" approx (1.70m x 2.34m approx)

Obscure UPVC double glazed window to the side, tiled flooring, low flush w.c., bath with shower over and mixer tap, utility sink, low flush w.c., heated towel rail and ceiling light.

#### Outside

To the front of the property there is off street parking for two vehicles and adjacent to the property there is a separate parking space, access to the side through a gate and to the rear there is a private enclosed garden with patio, mature trees and lawn. There is also a storage shed.

#### Double Garage

16' x 15'4" approx (4.88m x 4.67m approx)

Electric roller doors to the front, light and power.

#### Directions

Proceed out of Long Eaton along Nottingham Road. At the traffic lights by The Manor public house, turn left into High Road, which becomes Stapleford Lane. Continue along, taking the turning on the left into St George's Drive. Follow the road round, where the property is located on the left hand side.

7502AMRS

#### Council Tax

Broxtowe Borough Council Band F



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.