Robert Ellis

look no further...

Sandown Road,
Toton, Nottingham
NG9 6JW

£279,995 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A TRADITIONAL SEMI DETACHED PROPERTY SITUATED IN THE HEART OF THIS MOST SOUGHT AFTER RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Robert Ellis are pleased to be instructed to market this extended semi detached home which since being originally built has been extended to the rear and had the attic converted into a large room that has been used by the current owners as a bedroom. For all that is included in this lovely home to be appreciated, we recommend interested parties do take a full inspection so they are able to see the size and layout of the accommodation and the privacy of the secluded rear garden for themselves. The property is within easy reach of the excellent local schools for all ages which are within walking distance of the house as are other amenities and facilities and there are also excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevation under a pitched tiled roof to the main property and the well proportioned and enlarge accommodation derives the benefit of wall mounted heaters and double glazing. In brief the accommodation is entered through a stylish composite front door into the reception hall, off which there is a ground floor w.c. and doors leading to the through lounge which includes a dining area and the L shaped living/dining kitchen which is well fitted with wall and base units and has a stable style composite door leading out to the rear garden and patio doors leading into a sun lounge at the rear of the property. To the first floor the landing leads to two double bedrooms and what was the third bedroom provides a study area and from this room there are stairs taking you to the attic room. The bathroom has been recently changed into a shower room and this is fully tiled and has a large shower with a mains flow shower system. Outside there are mature gardens to both the front and rear and at the bottom of the garden there is a garage which is accessed from Woodstock Road.

The property is within easy reach of the Tesco superstore on Swiney Way with there being other shopping facilities found at the Chilwell Retail Parks where there is an M&S Food Store, Next, TK Maxx and various coffee eateries with further supermarkets being found in the nearby towns of Beeston and Long Eaton, there are the excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks in the picturesque Attenborough Nature Reserve and at Toton Fields and the 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 access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with outside light and a stylish composite front door with a vertical opaque glazed panel and brushed stainless steel fittings and a double glazed matching side panel leading to:

Reception Hall
Stairs with balustrade leading to the first floor and a wall mounted heater.

Ground Floor w.c.
Having a low flush w.c. corner hand basin, opaque double glazed window and double cupboard housing the electricity meter and consumer unit.

Dining/Living Kitchen
16'10 reducing to 7'8 x 17' reducing to 9' approx (5.13m reducing to 2.34m x 5.18m reducing to 2.74m)
The kitchen area within this L shaped room has oak fitted units and includes a 1½ bowl sink with mixer taps set in a work surface with cupboards, space for a dishwasher and drawers below, four ring hob set in a work surface which extends into a eating/breakfast area and there are cupboards and drawers beneath this work surface, double Hotpoint oven with cupboards above and below, further work surface with space for an automatic washing machine, fridge and freezer and drawers under, range of matching eye level wall cupboards and display cabinets, hood to the cooking area, stable style composite door leading out to the rear garden, double glazed windows to the rear and side and panelling to the walls.

From the sitting/living area within this L shaped room there are double glazed patio doors leading into a sun room, panelling to the walls and a wall mounted heater.

Lounge
24'3 x 11'5 x 9'10 approx (7.39m x 3.48m x 3.00m approx)
This large main reception room has a double glazed window to the front, two wall mounted heaters and a glazed French door with matching side panels leading into:

Sun Room
9'6 x 8'3 approx (2.90m x 2.51m approx)
This extension to the property has glazed panelling to three sides and two wall lights.

First Floor Landing
Double glazed window to the side and doors to:

Bedroom 1
12' x 11' approx (3.66m x 3.35m approx)
Double glazed window to the front, fitted shelving and drawers to either side of the bed position with cupboards over, range of wardrobes with a central dressing table with mirror to the wall, drawers below and there are cupboards over this range of wardrobes, laminate flooring and a wall mounted heater.

Bedroom 2
11'5 reducing to 9'10 x 11'3 approx (3.48m reducing to 3.00m x 3.43m approx)
Double glazed window to the rear, fitted wardrobes and shelving, cupboards over the bed position, dressing table with drawers below and a wall mounted heater.

Bedroom 3/Study
8' x 7'9 approx (2.44m x 2.36m approx)
Double glazed window to the rear and stairs leading to the attic room.

Shower Room
The shower room is fully tiled and has a walk-in shower with a mains flow shower system, tiling to three sides and a protective glazed screen, pedestal wash hand basin with mixer taps and double cupboard beneath and a low flush w.c., chrome ladder heated towel radiator, mirror to the wall and recess lighting to the ceiling.

Second Floor

Attic Room
18'4 max x 15'5 max approx (5.59m max x 4.70m max approx)
This large attic room has a double glazed window to the side, two exposed purlins, exposed brickwork to one wall, recessed lighting to the ceiling and double built-in cupboard.

Outside
At the front of the property there is a slabbed pathway which takes you to the front door and to the right hand side of the property, where a path takes you to the rear. The front garden is mature and screened with various plants, there is a hedge to the front and left hand boundaries and a fence and hedging to the right.

The rear garden is a lovely feature of this property with it being mature and designed to keep maintenance to a minimum. There is a slabbed pathway to the rear of the house and this leads onto an astroturf lawned area and has established borders to the sides and there is a brick paved pathway leading to the bottom of the garden where there is a concrete sectional garage which is accessed via a side road. There is fencing and natural screening to both boundaries and an outside water supply and lighting is provided.

Garage
16' x 8' approx (4.88m x 2.44m approx)
A concrete sectional garage which is accessed from Woodstock Road

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road which then becomes Stapleford Lane, turn left at the lights into Banks Road, first right into Sandown Road and continue around where the property can be found on the left hand side as identified by our for sale board.
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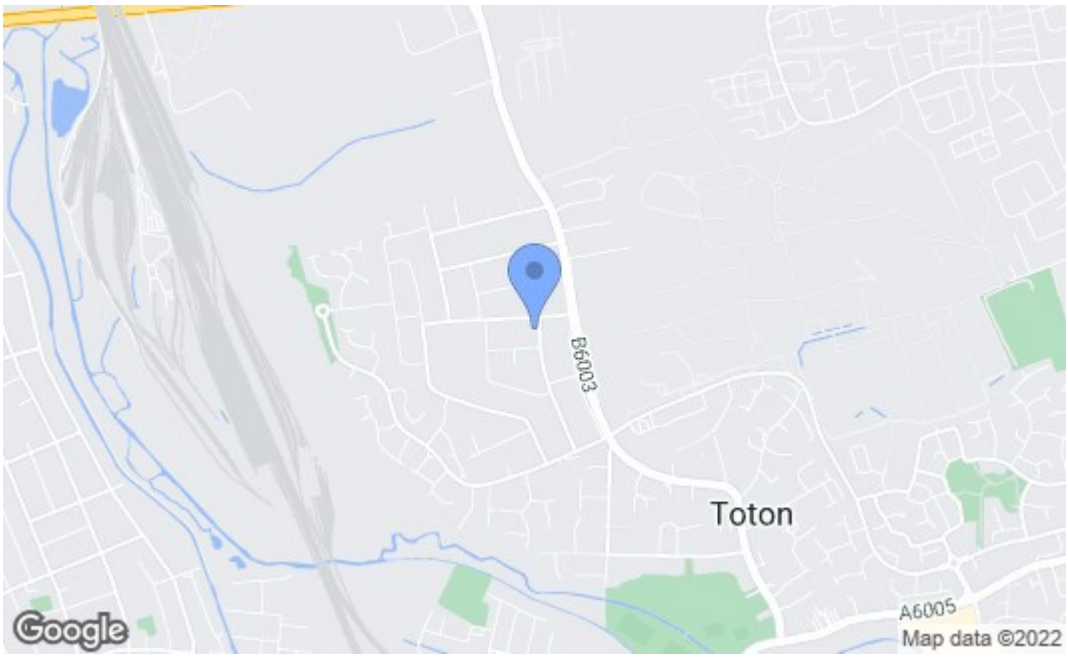
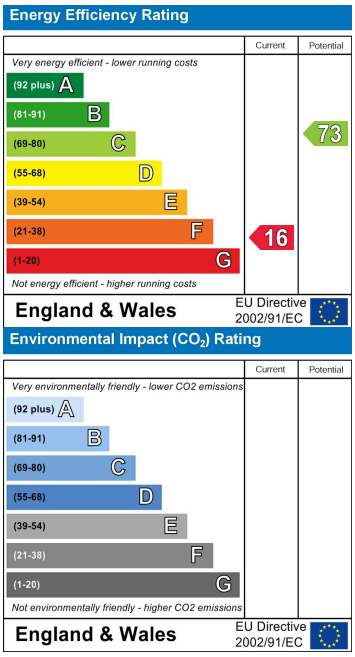
Council Tax
Band C - £1945





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818