Robert Ellis

look no further. . .

3 Bispham Drive,
Toton, Nottingham
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O/O £260,000 Freehold

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THIS IS A TRADITIONAL BAY FRONT DETACHED HOME WHICH OVER RECENT YEARS HAS BEEN EXTENDED TO THE REAR TO PROVIDE ADDITIONAL GROUND FLOOR LIVING SPACE AND IS POSITIONED ON A GOOD SIZE PLOT WITH A BEAUTIFUL SOUTH FACING REAR GARDEN.

Being located in the heart of Toton, this three bedroom detached property offers a lovely family residence which is well placed for all the local schools provided by the area which is one of the main reasons people have wanted to move into Toton over the past couple of decades. Since being built in 1957, the property has been lived in by one family which helps to show what a happy home it must be and although dated in some areas, it is being sold with vacant possession and is therefore ready for immediate occupation. The new extension to the rear could easily be incorporated into the existing kitchen so as to create a lovely living/dining kitchen with bi-folding doors leading out to the level South facing rear garden which has been landscaped to keep maintenance to a minimum and provides several places for people to sit and enjoy outside living. For all that is included in the property to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see the whole property for themselves in terms of the size of the extended accommodation and the privacy of the rear garden. As well as being within easy reach of local schools, the property is also close to other amenities and facilities and excellent transport links all of which have helped to make Toton such a popular and convenient place for people to live.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned accommodation included has a lovely feel and derives all the benefits from being double glazed and having gas central heating and includes an extended fully enclosed porch, reception hall with ground floor w.c. off and doors leading to the lounge which has a bay window to the front and a feature brick archway leading to the dining area from which there are part glazed French style doors leading into the recently added extension which was originally built to enable additional ground floor living accommodation, but could be simply used as a second sitting room and with its vaulted ceiling and bi-folding door creates a lovely connection between the main living space and the private Southerly facing rear garden. Alternatively this newly created room could be combined with the existing kitchen to provide a large kitchen/living space which can easily be separated from the lounge. From the first floor the landing leads to the three bedrooms, the master bedroom having a range of quality 'Sharps' fitted wardrobes extending along the wall and the bathroom which has been changed into a shower room with the fairly new 'Valliant' boiler being housed in an airing/storage cupboard. The external areas of the house are one of several special features of the property which we feel would appeal to people looking for a family home in Toton. The front has been slabbed and block paved and this extends down the left hand side of the house where the owners have created a very private sun trap area and beyond this there is the garage which has a store and verandah at the rear. Being a wide plot the property does lend itself to being extended at the side to both the ground and first which is an extension that has been carried out to many other properties in the area. The rear garden is landscaped in the same style as the front and side with the slabbed and block paved areas and low level walls which allow the display of the planted pots and has several seating areas and a water feature and pond for people to be able to sit and enjoy outside living during the Summer months.

As well as being within easy reach of the excellent local schools which includes the well regarded George Spencer senior school, there is a Tesco superstore on Swiney Way as well as many other shopping facilities in the nearby towns of Beeston and Long Eaton as well as Chilwell retail park where there is an M&S food store, Next and TK Maxx, there are healthcare and sports facilities which include several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and along the banks of the River Trent and several transport links which now includes the latest extension of the Nottingham tram system which terminates in Toton, stations at Attenborough, Beeston, Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Enclosed Porch
Fully enclosed porch having a half opaque glazed leaded door to the front with matching windows to the sides, tiled flooring and opaque leaded double glazed door with matching windows to the side leading to:

Reception Hall
Stairs with balustrade leading to the first floor, radiator with shelf over, embossed panels to the walls and Georgian glazed doors leading to the lounge/sitting room and kitchen.

Ground Floor w.c.
With half wood panelling to the walls and a white low flush w.c. and corner hand basin, opaque leaded double glazed window to the side and X-pelair fan.

Lounge/Sitting Room
15' plus bay x 11' approx (4.57m plus bay x 3.35m approx)
Double glazed leaded bay window to the front, feature stone fireplace with wooden mantle and tiled hearth, beams to the ceiling and walls, radiator and feature brick archway leading into:

Dining Area
11' x 8' approx (3.35m x 2.44m approx)
Double opening part glazed doors leading to the newly created sitting room, beams to the ceiling and walls and radiator.

Sitting/Sun Room
15' x 10' approx (4.57m x 3.05m approx)
Three panel double glazed bi-folding doors leading out to the rear with a further double glazed door to the side, four automated Velux windows to the vaulted ceiling which has recessed lighting with automatic blinds controlled from a remote. This new area of the house was created to provide a ground floor bedroom space and wet room so currently includes a shower area, hand basin with mixer tap and mirror to the wall and a low flush w.c., all of which could be easily removed as required by a new owner.

Kitchen
14' x 6' approx (4.27m x 1.83m approx)
The kitchen has pine finished units and includes a 1½ bowl sink with mixer tap set in a work surface with space for both an automatic washing machine and dishwasher as well as cupboards and shelves below, space for an upright fridge/freezer, work surface with space for a fridge and cupboard beneath, space and plumbing for an upright gas oven, work surface with drawers, shelving and space for a tumble dryer below, matching eye level wall cupboards and shelving and hood over the cooking area, walls tiled to the work surface areas, leaded double glazed windows to the side and rear, ladder heated towel radiator, walls mostly tiled, built-in shelved pantry cupboard and leaded double glazed door leading out to the side of the property.

First Floor Landing
The balustrade continues from the stairs onto the landing, double glazed leaded window to the side, hatch to loft and embossed panelling to the walls and ceiling.

Bedroom 1
13' into bay x 9' plus wardrobes approx (3.96m into bay x 2.74m plus wardrobes approx)
Double glazed leaded by window to the front, quality 'Sharps' fitted wardrobes extending along one wall, radiator and cornice to the wall and ceiling.

Bedroom 2
12' x 11' approx (3.66m x 3.35m approx)
Double glazed leaded window to the rear, radiator and cornice to the wall and ceiling.

Bedroom 3
8' x 6' approx (2.44m x 1.83m approx)
Double glazed leaded window to the front and radiator.

Shower Room
The shower room is fully tiled and has a tiled shower cubicle with a mains flow shower system, pivot door and protective screen, hand basin set in a surface with double cupboard and drawer beneath and low flush w.c., opaque leaded double glazed window, radiator with towel rail and airing/storage cupboard which houses the recently installed 'Valliant' boiler.

Outside
At the front of the property there is a slabbed and block paved area with the same surface continuing down the side of the property through double gates and to the rear. There is a seating area at the side of the property and at the rear there is a large block paved and slabbed garden with low level walls, all of which has been designed to place various potted plants which people will see when they view the property. There is a decked seating area with pergola over to the left with a further patio area at the bottom of the garden which is block paved with a low level wall and a water feature with a pond next to a verandah seating area, again towards the bottom of the garden. From the verandah there is access to a storage room which provides an ideal place to keep cushions and other outside garden furniture. The rear garden is kept private by having fencing to the boundaries, there is an outside water supply and lighting provided.

Garage
16' x 8' approx (4.88m x 2.44m approx)
The panelled garage has double doors at the front, power and lighting.

Directions
proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left onto High Road which becomes Stapleford Lane. At the traffic lights turn left onto Banks Road, right into Sandown Road and left onto Bispham Drive where the property can be found on the left as identified by our 'for sale' board.
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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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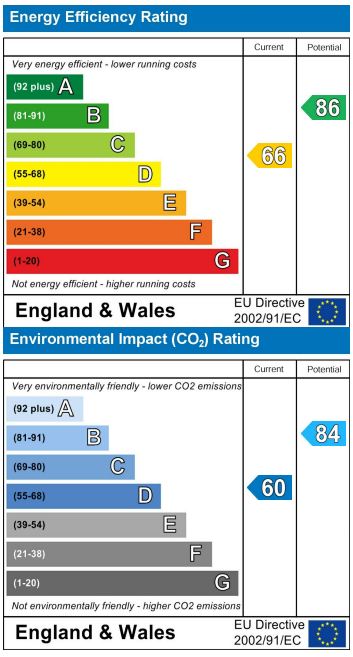

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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