



Grange Farm Close,
Toton, Nottingham
NG9 6EB

Offers Over £485,000
Freehold



MUST BE VIEWED – A SUPERB, SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC LOCATION WITH DOUBLE GARAGE

Situated in the highly sought after area of Toton, this substantial five bedroom detached home offers spacious and versatile accommodation, ideal for growing families and those seeking flexible living arrangements. Positioned on a quiet cul-de-sac, the property is conveniently located within easy reach of excellent local amenities, reputable schools and superb transport links. The property benefits from a newly installed state-of-the-art electric heating system and provides well proportioned accommodation throughout. Of particular note is the ground floor bedroom and shower room, offering ideal space for multi-generational living, guest accommodation or those working from home. Externally, the property enjoys a detached double garage along with generous parking and established landscaped gardens, creating an ideal family environment. An internal viewing is highly recommended to fully appreciate the size, versatility and location of this impressive home.

Stepping through the front door, you are welcomed into a bright and spacious entrance hall which immediately sets the tone for this beautifully proportioned home. Doors lead to a versatile ground floor bedroom, ideal as a formal dining room or home office, a stylish downstairs shower room, and a well-appointed breakfast kitchen with access through to the utility room. The generous dual-aspect lounge has French doors opening into the impressive conservatory, creating an excellent space for both relaxing, dining and entertaining whilst enjoying views over the landscaped rear garden. To the first floor, the attractive galleried landing provides access to four well proportioned bedrooms, with three benefitting from fitted wardrobes, whilst the master bedroom enjoys the added luxury of an en-suite shower room. The family bathroom is fitted with a modern suite incorporating a shower over the bath. Externally, the property continues to impress with a detached double garage and a beautifully landscaped enclosed rear garden designed with both privacy and enjoyment in mind, featuring a block paved patio, decorative brick planters, courtesy lighting, a garden shed and useful side area. The home has also been enhanced by the current owner with the installation of a state-of-the-art electric heating system, incorporating individual wire-less thermostats to all the heaters for efficient and controllable comfort.

The property is within easy reach of the Tesco superstore on Swiney Way with many other shopping facilities being found in the nearby towns of Beeston and Long Eaton and also at the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx, Sports Direct and several coffee eateries, there are the excellent schools for all ages which are within walking distance of the property, healthcare including a doctors surgery and chemist and sports facilities which includes several local golf courses, Pure Gym and the Village Health Club and Spa at the Chilwell Retail Park and walks at Toton Fields, Manor Park Nature Reserve and at the picturesque Attenborough Nature Reserve and as well as the Nottingham tram system the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Attenborough, Beeston and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

6' x 16'1 approx (1.83m x 4.90m approx)

Wooden front door with inset stained glass panel and windows either side, scratch resistant wooden laminate flooring, two ceiling lights, understairs storage cupboard, Fischer electric wall heater, cornice to the wall and ceiling, stairs to the first floor and doors to the study, shower room, kitchen, lounge and bedroom.

Bedroom 5/Dining Room

8'4 x 13'7 approx (2.54m x 4.14m approx)

UPVC double glazed bay window with fitted shutters to the front, Fischer electric wall heater, carpeted flooring, TV point, ceiling light and cornice to the wall and ceiling.

Shower Room

6'2 x 4'4 approx (1.88m x 1.32m approx)

The recently re-fitted shower room has an obscure UPVC double glazed window to the side, LED ceiling spotlights, extractor fan, low flush w.c., wash hand basin with storage under and water heater, mixer tap, vanity lit wall unit, large enclosed walk-in shower with towel holder and electric shower.

Lounge

14'10 x 15'3 approx (4.52m x 4.65m approx)

UPVC double glazed French doors and windows to the conservatory and a window to the side, scratch resistant wooden laminate flooring, Fischer electric wall heater, TV and telephone points, cornice to the wall and ceiling and ceiling light.

Conservatory

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

UPVC double glazed construction with vaulted ceiling and ceiling fan light, two sets of French doors to the rear and side, tiled flooring, two Fischer electric wall heaters.

Breakfast Kitchen

11'1 x 9'8 approx (3.38m x 2.95m approx)

UPVC double glazed window to the rear, cream tiled flooring, ceiling light, Fischer electric wall heater, white Shaker style wall, drawer and base units with work surfaces over, inset edged work surface over, tiled splashbacks, ceramic 1½ bowl sink and drainer with a mixer tap, integral Bosch dishwasher, Neff oven and four ring Neff induction hob with extractor over, integral fridge and freezer, door to:

Utility Room

7'4 x 4'9 approx (2.24m x 1.45m approx)

Panel and UPVC double glazed door to the side, cream tiled flooring, ceiling light and extractor fan, white Shaker style wall and base units with work surfaces over, inset stainless steel sink and drainer with swan neck mixer tap, tiled splashbacks, space for a washing machine and large pull out pantry cupboard.

Study

8'1 x 4'7 approx (2.46m x 1.40m approx)

UPVC double glazed bay window with fitted shutters to the front, scratch resistant wooden laminate flooring, LED ceiling spotlights, cornice to the wall and ceiling and Fischer electric wall heater.

First Floor Landing

With a Fischer electric wall heater and doors to:

Airing/Storage Cupboard

Housing the Aquafficient instant hot water unit.

Bedroom 1

12'4 x 12'3 approx (3.76m x 3.73m approx)

UPVC double glazed window to the rear, carpeted flooring, Fischer electric wall heater, ceiling light, TV point and two built-in cream wardrobes. Door to:

En-Suite

2'7 x 6'4 approx (0.79m x 1.93m approx)

Obscure UPVC double glazed window to the side, tiled flooring, ceiling light, low flush w.c., pedestal wash hand basin with mixer tap, electric shaver point, tiled walls and enclosed shower cubicle with mains fed shower.

Bedroom 2

12'3 x 9'8 approx (3.73m x 2.95m approx)

UPVC double glazed window to the rear, carpeted flooring, Fischer electric wall heater, ceiling light and cornice to the wall and ceiling.

Bedroom 3

8'5 x 8'5 approx (2.57m x 2.57m approx)

UPVC double glazed window to the front, carpeted flooring, Fischer electric wall heater, ceiling light and fitted wardrobes.

Bedroom 4

9'9 x 7'1 plus wardrobes approx (2.97m x 2.13m plus wardrobes approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, Fischer electric wall heater, fitted wardrobes.

Bathroom

6'8 x 6'3 approx (2.03m x 1.91m approx)

Obscure UPVC double glazed window to the side, tiled floor, ceiling light, low flush w.c., pedestal wash hand basin with mixer tap, part tiled walls and a panelled bath with electric shower.

Outside

To the front of the property there is a lawned garden with a path and step leading to the front door, a gate with access to the rear garden, driveway to the left leading to the garage, shrubs and hedging to the borders.

To the rear there is a private garden which is fully enclosed with fencing to the boundaries, a block paved patio area with brick built borders and a path leading to the front gate and to the garage.

Double Garage

17'2 x 17'4 approx (5.23m x 5.28m approx)

Brick built detached garage with power and light, two roller electric doors to the front, personnel door to the side, storage in the eaves.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub, turn left onto High Road and right into Grange Farm Close where the property can be found on the right hand side.
9298JG

Council Tax

Broxtowe Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – TBC

Broadband Speed - TBC

Phone Signal – TBC

Sewage – Mains supply

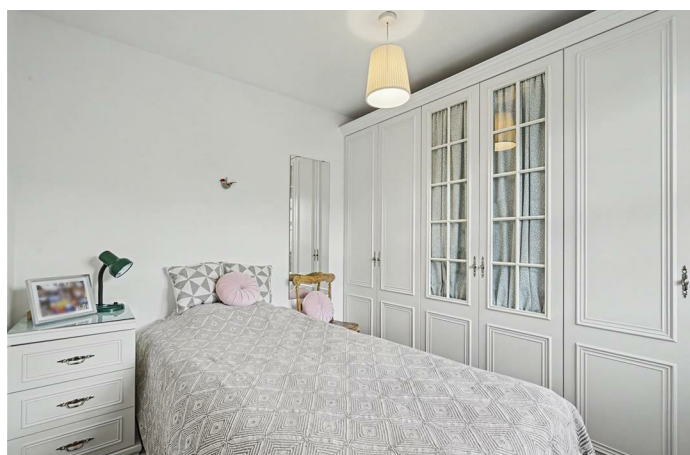
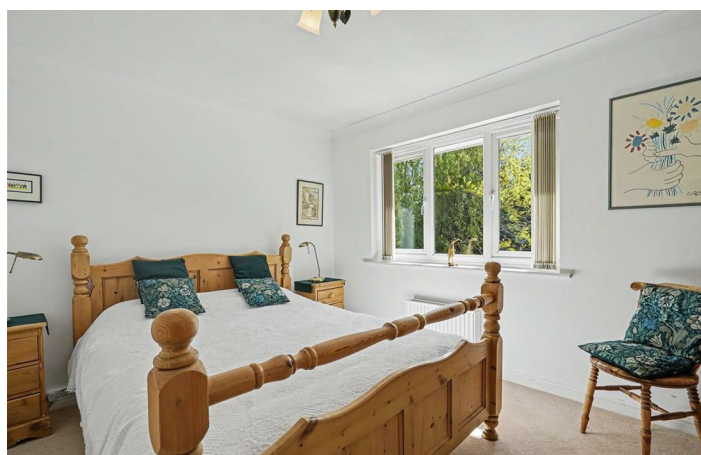
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.