



Norfolk Avenue,  
Toton, Nottingham  
NG9 6GP

**£325,000 Freehold**



AN IMMACULATE AND EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY BEING FOUND IN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to bring to the market a property that is ready to move into, sitting on a good size plot the property is light and airy throughout and offers a large open plan breakfast kitchen to the rear with patio doors onto a good size South-West facing rear garden. There is also room to extend to the side if required by a new owner and subject to obtaining the necessary permissions. The property would suit a whole range of buyers, from the first time buyer, growing family or someone looking to downsize and is well placed for schools, local schools which over the past couple of decades has been one of the main reasons why people have wanted to move into the area. An early internal viewing comes highly recommended to fully appreciate all this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of a large spacious entrance hall, lounge/dining room with double doors onto the open plan L shaped breakfast kitchen with patio doors onto the rear garden. To the first floor there are three bedrooms and a family bathroom. Outside to the front there is a garden and off road parking, wide side access leads round to the rear garden which is beautifully landscaped and has a detached garage and garden shed.

The property is well placed for easy access to the Tesco superstore on Swiney Way with there being several other supermarkets and other retail outlets in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and various coffee eateries, there are the excellent local schools for all ages which are within walking distance of the property, healthcare and sports facilities including 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC double glazed front entrance door, radiator, door to understairs storage cupboard and door to:

### Lounge/Dining Room

24'7 x 11'8 approx (7.49m x 3.56m approx)

UPVC double glazed window to the front, two radiators, gas fire with Adam style surround and back boiler, coving to the ceiling, TV point and double doors to:

### Open Plan Breakfast Kitchen

18'2 increasing to 18'45 x 21'9 approx (5.54m increasing to 5.49m x 6.63m approx)

L shaped room with wall, base and drawer units with work surface over, 1½ bowl stainless steel sink and drainer with mixer tap over, tiled walls and splashbacks, integrated eye level oven, electric hob and extractor hood over, appliance space, dishwasher space, two radiators, two UPVC double glazed windows, side exit door and UPVC double glazed patio doors to the rear. Plumbing for an automatic washing machine, recessed spotlights.

### First Floor Landing

Access to the loft with a pull down ladder which is boarded and has a light, UPVC double glazed window to the side, airing/storage cupboard housing the hot water tank and doors to:

### Bedroom 1

12'5 x 10'3 approx (3.78m x 3.12m approx)

UPVC double glazed window to the rear, radiator, built-in wardrobes with mirror doors.

### Bedroom 2

12'9 x 11'4 approx (3.89m x 3.45m approx)

UPVC double glazed window to the front, radiator.

### Bedroom 3

8'4 x 6'9 approx (2.54m x 2.06m approx)

UPVC double glazed window to the front, radiator.

### Bathroom

8'8 x 6'8 approx (2.64m x 2.03m approx)

A white three piece suite comprising of a bath with electric shower over, vanity unit with sink and w.c. and

storage, fully tiled walls and splashbacks, radiator and two UPVC double glazed windows.

### Outside

To the front of the property there is gravelled garden with shrubs and wall to the front boundary, driveway leading down the side, with potential to extend the property, leading to the rear garden. Immediate to the patio there is a patio area with steps to a lawn having block paved edging and surrounded by gravel borders full of mature shrubs and flowers. There is a seating area to the bottom left of the garden and a decked area to the bottom right which leads to the garden shed. The rear garden is South-West facing and ideal for a growing family.

### Garage

Up and over door to the front, light and power.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the main traffic lights turn left into High Road and second right into Norfolk Avenue.

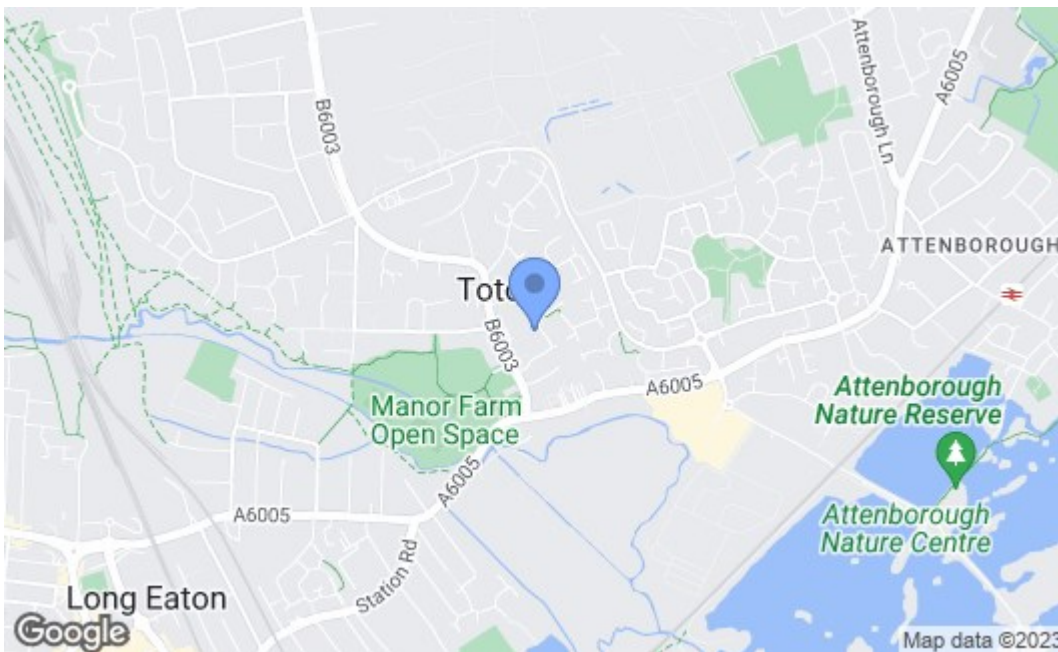
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### Council Tax

Broxtowe Borough Council Band B



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.