Robert Ellis

look no further...







317 Nottingham Road,
Toton, Nottingham
NG9 6EG

O/I/R £210,000 Freehold

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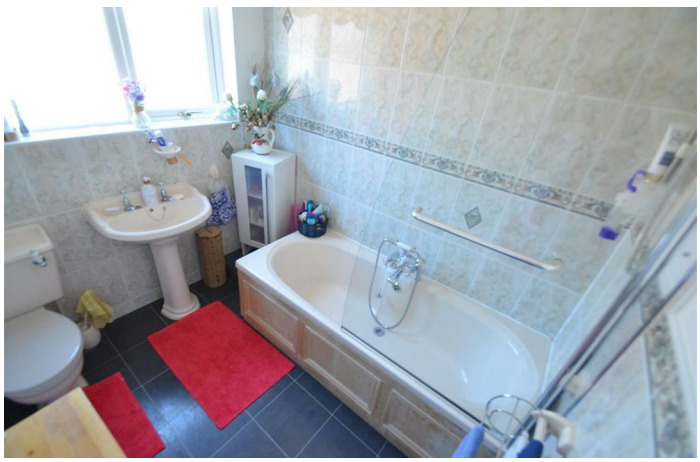
AN EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY WITH LARGE SOUTH FACING REAR GARDEN OVERLOOKING OPEN FIELDS.

Being situated on Nottingham Road in the heart of this most popular residential area to the West of Nottingham, this traditional bay front semi detached house offers a lovely home which will suit a whole range of buyers who want to live close to many amenities and facilities provided by the area which include excellent transport links, all of which have helped to make this a very popular and convenient place for people to live. To fully appreciate the size and quality of the accommodation on offer, an early viewing comes highly recommended so all buyer can see for themselves the size and quality of the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating ad double gazing. In brief the accommodation comprises open storm porch, entrance hallway, lounge/dining room, extended dining kitchen, three bedrooms and bathroom to the first floor. There is a garden and driveway to the front elevation and enclosed South facing landscaped garden to the rear.

Found on the edge of Long Eaton just a couple of minutes drive from the Asda and Tesco superstores along with numerous other retail outlets found on the high street, there are state and independent schools for all ages with excellent reputations including George Spencer Academy and Trent College, there are healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to arrange your appointment to view today.





Entrance Hallway
Open storm porch to the front elevation, UPVC double glazed leaded door with double glazed windows either side, stairs to the first floor, wall mounted radiator, ceiling light point, wood flooring, understairs store with UPVC double glazed window and shelving, Internal glazed doors to:

Lounge/Dining Room
25'9 x 11'3 approx (7.85m x 3.43m approx)
This open plan lounge/diner benefits from having a dual aspect with UPVC double glazed leaded bay window to the front and double glazed patio doors to the rear garden, two wall mounted double radiators, ceiling light point, coving to the ceiling, wall light points, dado rail, feature fireplace incorporating stone style surround and hearth with marble back panel and 'Living Flame' gas fire, built-in storage cabinet with additional shelving above.

Extended Breakfast Kitchen
19'2 x 7'7 approx (5.84m x 2.31m approx)
With a range of matching wall and base units incorporating a laminate work surface over, integral 'Neff' oven with four ring stainless steel gas hob above, 1½ bowl sink with mixer tap over, wall mounted double radiator, ceiling light point, UPVC double glazed window to the rear and UPVC double glazed door to the side, space and plumbing for automatic washing machine, space and point for free standing fridge freezer and ample breakfast /dining space.

First Floor Landing
UPVC double glazed window to the side, ceiling light point, panelled doors to:

Bedroom 1
14' x 11'2 approx (4.27m x 3.40m approx)
UPVC double glazed sectional bay window to the front, range of built-in wardrobes providing ample storage space, ceiling light point and wall mounted radiator.

Bedroom 2
11'8 x 11' approx (3.56m x 3.35m approx)
UPVC double glazed window to the rear, wall mounted radiator, built-in storage cupboard housing 'Vaillant' combination boiler.

Bedroom 3
7'11 x 7'6 approx (2.41m x 2.29m approx)
UPVC double glazed window to the front, wall mounted radiator and ceiling light point.

Bathroom
7'4 x 6'7 approx (2.24m x 2.01m approx)
Three piece suite comprising double ended panelled bath with electric 'Mira' shower above, pedestal wash hand basin, low flush wc., tiled splashbacks, laminate flooring, UPVC double glazed window to the side, ceiling light point and loft access hatch.

Outside
To the front of the property there is a garden laid to lawn with shrubs and trees planted to the borders and a large driveway providing ample off the road vehicle hard standing. To the rear there is a much larger than average enclosed landscaped garden laid mainly to lawn with mature shrubs and trees planted to the borders, paved patio area and pathway towards the end of the garden.

Directions
Proceed out of Long Eaton along Nottingham Road and the property can be found on the right as identified by our 'for sale' board.
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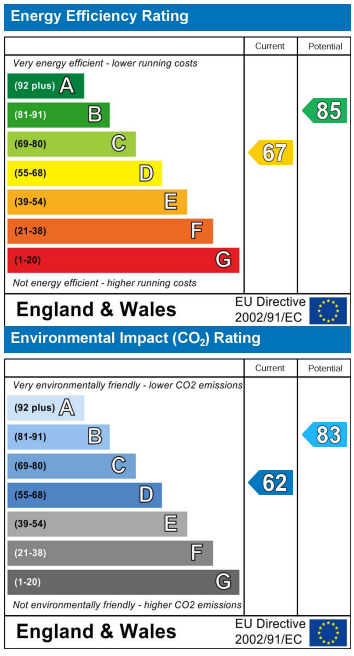












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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