Robert Ellis

look no further...

Anfield Close, Off Chetwynd Road,
Toton, Nottingham
NG9 6FP

£290,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TWO/THREE BEDROOM DETACHED BUNGALOW FOUND IN THIS POPULAR AND ESTABLISHED LOCATION

Being situated at the head of a most private cul-de-sac in this very popular and established location, this detached two/three bedroom bungalow provides excellent accommodation for a couple or single person who is in search of a home where all the accommodation is arranged on one level. Since being originally constructed the property has also had a conservatory added to the rear which has increased the amount of living accommodation available. For the full extent of the property and location to be appreciated, we strongly recommend that all interested parties do take a full inspection so they are able to see all that is included for themselves. This property is also conveniently placed for each access to a good number of local amenities and facilities which include the Tesco superstore on Swiney Way.

The property has a gable fronted appearance and is constructed of an attractive facia brick all under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing. In brief the accommodation includes a reception hall, lounge with feature Adam style fireplace, fully fitted kitchen, inner hall, two/three bedrooms, the second bedroom currently being used as a dining room and with it also providing access to the conservatory which was added to the rear of the property. There is also the luxurious refitted shower room complete with a good size shower cubicle. Outside there is a brick garage situated at the rear of the bungalow, a lawned garden at the front and a driveway leading through double wrought iron gates to the garage and the most private and easily maintained rear garden.

The property is situated on the level with no immediate steep hills or inclines. As well as the Tesco superstore on Swiney Way there are numerous other retail outlets found in the nearby towns of Beeston and Long Eaton, health care and sports facilities including several local golf courses, walks in the picturesque Attenborough Nature Reserve and along the banks of the River Trent and excellent transport links which include J25 of the M1, Beeston and Long Eaton Stations, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.

Entrance Hallway
With built-in cloaks cupboard, radiator, laminate flooring, telephone point, double glazed front entrance door, alarm key pad and built-in airing cupboard with lagged cylinder and immersion heater. Door to:

Kitchen
9'3 x 9'2 approx (2.82m x 2.79m approx)
An impressive comprehensive refitted kitchen incorporating a range of built-in wall and base cupboards, contemporary work surfacing and inset single drainer sink unit, appliance space, gas cooker point and plumbing for automatic washing machine, built-in fridge and freezer, tiled splashbacks, radiator, double glazed window to the front.

Lounge
18'1 x 10'10 approx (5.51m x 3.30m approx)
With a feature Adam style fireplace with inset gas fire, radiator, double glazed bay window overlooking the front garden and window to the side.

Inner Hallway
With built-in airing cupboard having lagged cylinder.

Bedroom 1
11' x 9'7 approx (3.35m x 2.92m approx)
With built-in wardrobe having hanging rail and storage space, radiator, double glazed window to the rear.

Bedroom 2/Dining Room
11' x 10'11 approx (3.35m x 3.33m approx)
Double glazed patio doors leading to rear conservatory and radiator.

Bedroom 3
6'4 x 5'3 approx (1.93m x 1.60m approx)
With built-in storage cupboard, radiator, double glazed window to the side. (This bedroom has been reduced in size to increase the size of the master bedroom but could be re-instated).

Rear Conservatory
10'5 x 10' approx (3.18m x 3.05m approx)
UPVC double glazed rear conservatory with a brick base offering radiator, double glazed windows and door to the rear garden.

Bathroom
A three piece suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splashbacks and ceramic tiled flooring, radiator, double glazed window to the side and extractor fan.

Outside
Adjoining this head of cul-de-sac position with tarmacadam driveway, retaining wrought iron gates to further car standing leading to brick single garage, outside tap, open plan lawned garden to the front with flower and shrub borders and enclosed private rear garden with granite/stone chippings, fenced and enclosed for maximum privacy.

Directions
Proceed out of Long Eaton along Nottingham Road turn left at the traffic lights by The Manor pub into High Road. Bear right at the bend into Chetwynd Road and proceed up Chetwynd Road turning right onto Anfield Close and the property is at the head of the cul-de-sac as identified by our for sale board.
7010AMLT

Council Tax
Band C - £1,873

2 ANFIELD CLOSE, OFF CHETWYND ROAD, TOTON

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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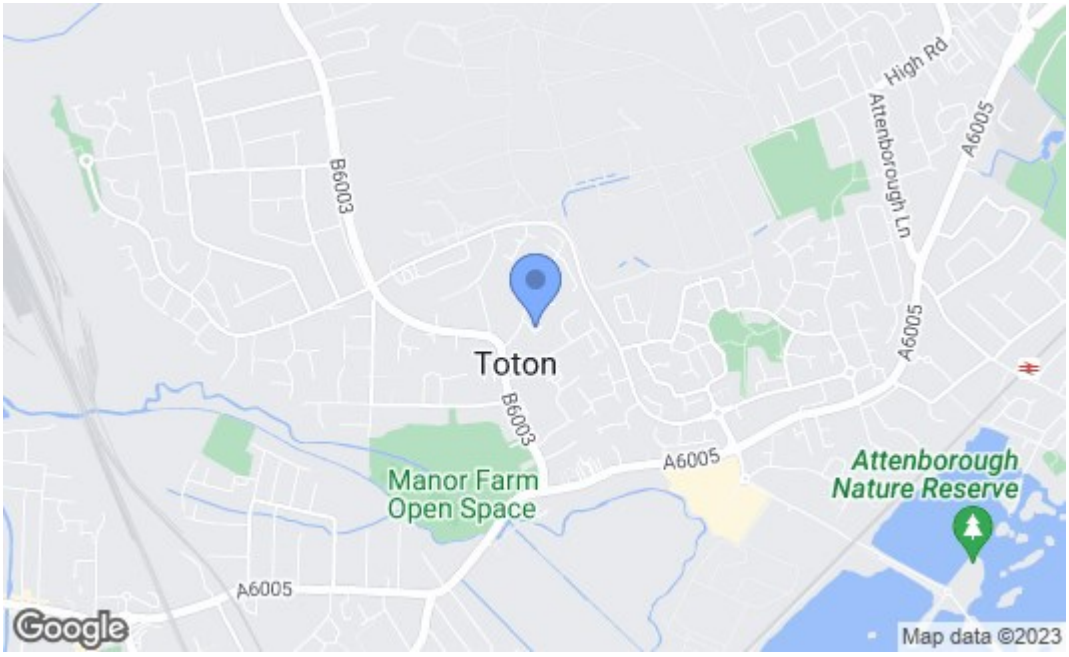

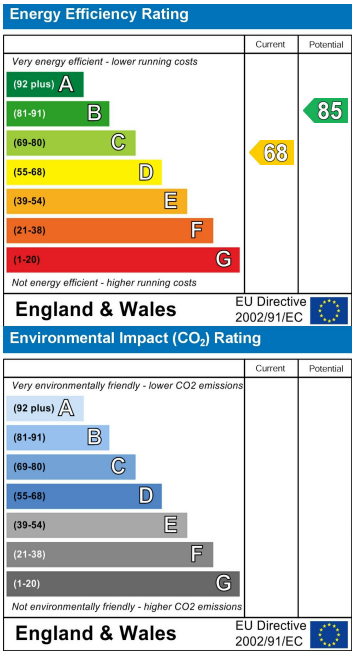

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