Robert Ellis

*look no further...*

Grange Farm Close,
Toton, Nottingham
NG9 6EB

**O/O £475,000 Freehold**

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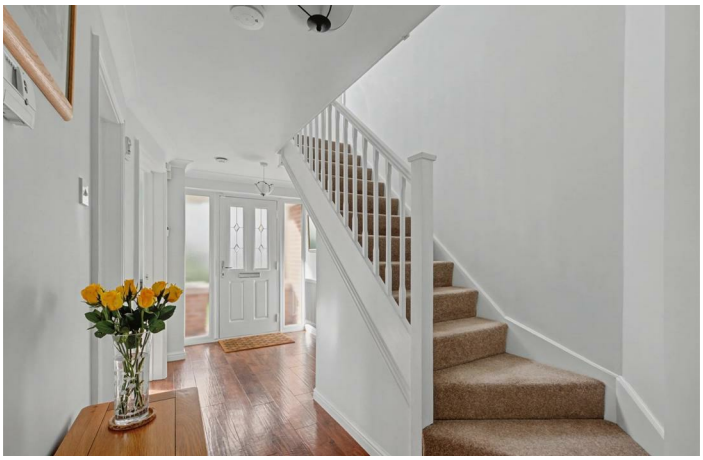
A SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME WITH DOUBLE GARAGE, OCCUPYING A GENEROUS CORNER PLOT IN ONE OF TOTON'S MOST SOUGHT-AFTER LOCATIONS — OFFERING OUTSTANDING SPACE, PRIME POSITIONING AND EXCEPTIONAL POTENTIAL.

Robert Ellis are delighted to bring to the market this impressive ex-show home, positioned on a generous plot within the highly desirable Grange Farm development in Toton. Offering spacious and beautifully proportioned accommodation throughout, this substantial four double bedroom detached property is perfectly suited to a growing family. From the moment you step into the spacious entrance hall, the quality and space on offer are immediately apparent. Doors lead to a formal dining room, separate study, ground floor w.c. and a well-appointed breakfast kitchen with a separate utility room and rear access. The generous dual-aspect lounge provides an excellent living space. To the first floor, a spacious galleried landing leads to four double bedrooms, with the master bedroom benefiting from a recently fitted en-suite shower room. A separate family bathroom serves the remaining bedrooms, all of which are well proportioned and ideal for family life. Externally, the property stands proud with lawned gardens to the front, off road parking for four vehicles and a detached brick-built double garage positioned to the side which has electric roller doors. There is also useful side access leading to the enclosed rear garden. Situated within walking distance of the excellent local amenities and transport links that Toton has to offer, this exceptional home combines space, position and practicality. An internal viewing is highly recommended to fully appreciate the size and quality of accommodation on offer.

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 and several coffee eateries, there are the excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities which includes several local golf courses, walks at Toton Fields, the fields at the front of the property 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)
Composite front door with inset obscure glazed panel and windows either side, radiator, two ceiling lights, Karndean flooring, coving, telephone point and large understairs storage cupboard, stairs to the first floor, doors to:

## Dining Room
8'4 x 13'7 approx (2.54m x 4.14m approx)
UPVC double glazed windows to the front and side, carpeted flooring, ceiling light, radiator, coving and TV point.

## Study
7'8 x 8'7 approx (2.34m x 2.62m approx)
Ideal as a home office or gym, UPVC double glazed windows to the front and side, carpeted flooring, coving, radiator, ceiling light and telephone point.

## Cloaks/w.c.
2'9 x 7'2 approx (0.84m x 2.18m approx)
Obscure UPVC double glazed window to the side, Karndean flooring, radiator, ceiling light, low flush w.c., pedestal wash hand basin, electric fuse box.

## Breakfast Kitchen
9'5 x 12' approx (2.87m x 3.66m approx)
UPVC double glazed window to the rear, Karndean flooring, radiator, ceiling light and door to the utility room. Having a range of white Shaker style wall, drawer and base units to two walls with white tiled splashbacks, roll edged laminate work surface with inset stainless steel sink and drainer with a swan neck mixer tap, integral oven and four ring gas burner with extractor over, space for a free standing fridge freezer.

## Utility Room
4'9 x 7'5 approx (1.45m x 2.26m approx)
Composite door with inset glazed panel, Karndean flooring, ceiling light, extractor, wall mounted Ideal boiler, white Shaker wall and base units with roll edged laminate work surface over, inset stainless steel sink, spaces for a washing machine and tumble dryer/dishwasher.

## Lounge
15'9 x 13'8 approx (4.80m x 4.17m approx)
UPVC double glazed sliding doors to the rear, UPVC double glazed window to the side, carpeted flooring, two radiators, coving, ceiling light, TV point, stone marble fireplace and surround with inset gas fire.

## First Floor Landing
6' x 15'7 approx (1.83m x 4.75m approx)
The galleried landing has a UPVC double glazed feature window, carpeted flooring, radiator, two ceiling lights, airing/storage cupboard, loft access hatch and doors to:

## Bedroom 1
11'4 x 12'6 approx (3.45m x 3.81m approx)
UPVC double glazed window to the rear, two radiators, carpeted flooring, ceiling light, TV point and door to:

## En-Suite
3'1 x 8'5 approx (0.94m x 2.57m approx)
Obscure UPVC double glazed window to the side, recessed LED ceiling spotlights, chrome towel radiator, extractor fan, range of storage cupboards with tiled splashbacks housing the wash hand basin having a mixer tap and a low flush w.c., enclosed shower with glazed sliding door.

## Bedroom 2
9'4 x 12' approx (2.84m x 3.66m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

## Bedroom 3
8'7 x 9'2 approx (2.62m x 2.79m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

## Bedroom 4
8'1 x 8'6 approx (2.46m x 2.59m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

## Bathroom
6'1 x 6'4 approx (1.85m x 1.93m approx)
Obscure UPVC double glazed window to the side, ceiling light, Karndean flooring, extractor fan, panelled bath with mixer tap, vanity unit housing the wash hand basin and low flush w.c., radiator, half tiled walls.

## Outside
The property sits on a large corner plot behind fencing and hedging to the boundaries, lawned area to the front, large driveway for at least 4 vehicles and a path to the front door.

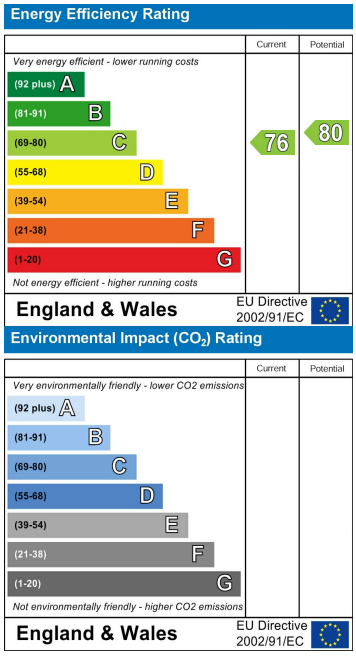
There is a paved patio area to the rear, large lawn with shrubs and plants to the borders, enclosed with fencing and a gate to the left leading to the drive.

## Double Garage
17'5 x 17'4 approx (5.31m x 5.28m approx)
With dual remote control roller doors to the front, light and power.

## Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left onto High Road, right onto Grange Farm Close and the property can be found on the right.
9150MP

## Council Tax
Broxtowe Borough Council Band E

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 75mbps Ultrafast 1800mbps
Phone Signal – 02, Vodafone, EE, Three
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




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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