Robert Ellis

look no further...

Carrfield Avenue,
Toton, Nottingham
NG9 6FE

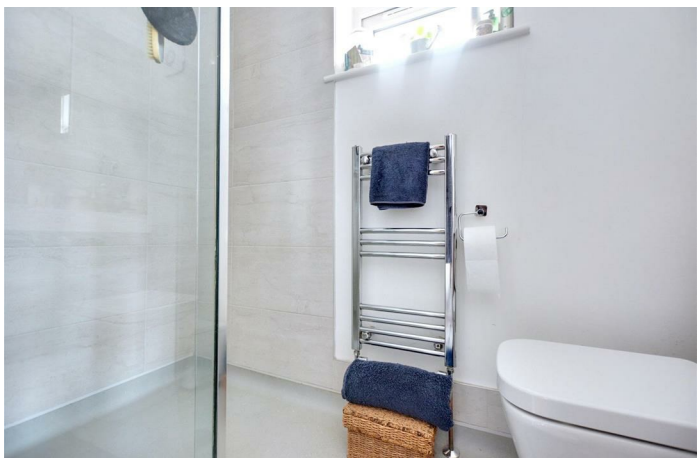
£259,995 Freehold

THIS IS A LOVELY THREE BEDROOM, REFURBISHED AND UPGRADED BAY FRONTED SEMI DETACHED HOUSE SITUATED IN THIS MOST SOUGHT AFTER LOCATION TO THE WEST OF NOTTINGHAM.

Being located on Carrfield Avenue, this upgraded property provides a lovely home which will suit a whole range of buyers, from those buying their first property through to people who might be downsizing and are looking for a property which is easy to maintain and within easy reach of excellent local amenities and facilities. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. Since owning the property, the current owners have carried out a refurbishment programme including re-wiring, there is a new central heating system installed, new windows and external doors, the property has been re-plastered, had a brand new kitchen and bathroom and it is tastefully finished throughout. The property is well placed for easy access to excellent local amenities and facilities and to several transport links, all of which have helped to make this a very popular and convenient location to live.

The property stands back from the road and is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. The house is entered through a stylish composite front door positioned at the side of the house and this leads into the reception hall, there is a lounge with a bay window to the front, the exclusively fitted and equipped dining kitchen which has white gloss units, integrated appliances and there is an understairs fitted storage facility, a full height glazed door leads out to the rear garden and off the kitchen there is a utility area with an integrated washing machine and integrated tumble dryer and from this part of the property there is a door leading into the luxuriously fitted ground floor bathroom which has a mains flow shower system over the bath. To the first floor the landing leads to the three bedrooms with the main bedroom having a luxuriously fitted en-suite shower room. Outside there is off road parking for two vehicles at the front and at the rear a landscaped and level garden with a pebbled area to the immediate rear of the house leading onto a lawn which has a seating area, at the bottom of the garden there is a wooden shed and a potting/storage area next to the shed and the garden is kept private by having good quality fencing to the two side boundaries.

Toton is a very sought after area with there being excellent local schools for all ages, there is a Tesco superstore on Swiney Way with more shopping facilities being found in the nearby towns of Beeston, Long Eaton and at the Chilwell Retail Parks where there is an M&S Food store, TK Maxx, Next and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and Toton Fields and the excellent transport links include J25 of the M1, East Midlands Airport, the latest extension to the Nottingham tram system terminates at Toton and provides another means of transport into Nottingham and the A52 and other main roads provides good access to Nottingham, Derby and other East Midlands towns and cities.



Front Door
A stylish composite front door with brushed stainless steel fittings which is positioned at the side of the property and provides access to:

Reception Hall
Stairs with a stainless steel hand rail leading to the first floor, oak panelled doors leading to the lounge and dining kitchen and LVT flooring which extends through into the dining kitchen.

Lounge/Sitting Room
13'5 x 10'6 plus bay approx (4.09m x 3.20m plus bay approx)
Double glazed bay window with fitted blind to the front, feature recess in the chimney breast with a wooden mantle and a slate tiled hearth and a radiator.

Dining Kitchen
13'6 x 10'6 approx (4.11m x 3.20m approx)
The exclusively fitted and equipped dining kitchen has white gloss units with brushed stainless steel fittings and wood grain effect work surfaces and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with cupboards and an integrated dishwasher below, five ring induction hob set in a second work surface within a tiled chimney breast recess incorporating a hood over with wide drawers and cupboards below, upright integrated fridge/freezer, oven and a microwave combination oven with cupboards above and below, matching eye level wall cupboards, full height double glazed door leading out to the rear garden and a double glazed window to the rear, LVT flooring extending across the whole of the kitchen and utility area, recessed lighting to the ceiling, radiator, oak door leading to an understairs storage area which has a work surface with double cupboard below and shelving above with LVT flooring in this area, light and cloaks hanging with the electric consumer unit also being housed in this understairs storage area.

Utility Area
The utility area is fitted with a matching wood grain effect work surface having an integrated washing machine and integrated tumble dryer below and double shelved cupboard above, a Baxi boiler is housed in a built-in upright shelved storage cupboard, hatch to the loft space above the utility area, LVT flooring, full height double glazed window to the side, recessed light to the ceiling and an oak door leading to:

Ground Floor Bathroom
The luxuriously re-fitted bathroom has a bath with a mixer tap and mains flow shower over having a rainwater shower head and hand held shower with tiling to three walls and a glazed protective screen, hand basin with a mixer tap and tiled splashback with a double cupboard below, low flush w.c. with a concealed cistern, LVT flooring, radiator with a rail over, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

First Floor Landing
The balustrade continues from the stairs onto the landing, hatch with ladder leading to the loft which is boarded, has a window and a light and provides an excellent storage facility and oak panelled doors leading to:

Bedroom 1
13'6 max x 10'6 plus bay (4.11m max x 3.20m plus bay)
Double glazed bay window with fitted blind to the front, feature shelved recess with ambient lighting, a radiator and an oak panelled door leading to:

En-Suite Shower Room
Having a large walk-in shower with a Mira shower, tiling to three walls and a glazed protective screen, hand basin with a mixer tap and shelved pull out drawer below, low flush w.c. with a concealed cistern, mirror fronted cabinet to the wall above the sink where there is also a tiled splashback, extractor fan, chrome ladder towel radiator, opaque double glazed window and recessed lighting to the ceiling.

Bedroom 2
10'6 x 7'2 approx (3.20m x 2.18m approx)
Double glazed window with fitted blind to the rear, built-in wardrobe/cupboard with a light and an oak panelled door and a radiator.

Bedroom 3
7'6 x 6'2 approx (2.29m x 1.88m approx)
This room is currently used as a home office and has a double glazed window with a fitted blind to the rear and a radiator.

Outside
At the front of the property there is a pebbled parking area providing off road parking for two vehicles and has low level fencing to either side with a gate to the right which provides access to a path which leads down the right hand side of the house to the main entrance door and to the gate which provides access to the rear garden.

The rear garden is an important feature of this lovely home and there is a pebbled area to the immediate rear of the house with a fence to the right hand boundary and a gate leads to a path which takes you to the front, there is a bin storage area behind the house, a lawn with a seating area and there is trellis screening towards the bottom of the garden with a storage/potting area behind and there is a wooden shed with storage space to the right hand side. The rear garden is kept private by having good quality fencing to the two side boundaries, there is outside lighting at the rear of the house and an outside tap is provided.

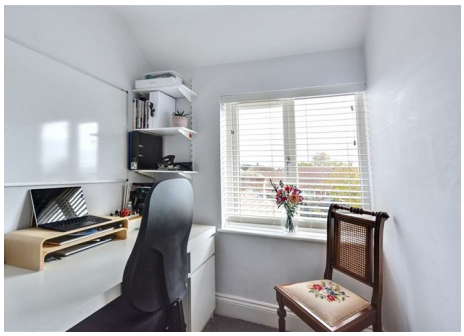
Shed
8' x 6' approx (2.44m x 1.83m approx)
A wooden storage shed is situated towards the bottom right hand corner of the garden.

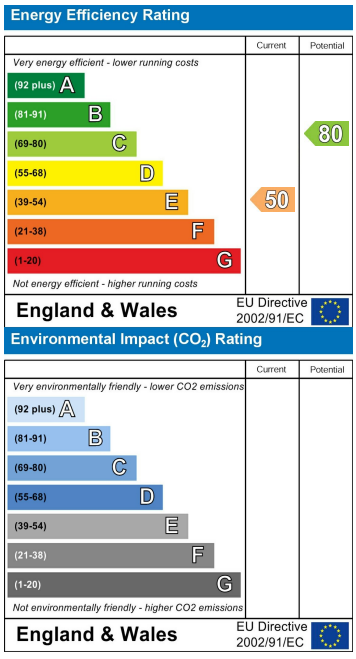
Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor pub turn left into High Road. Turn left into Portland Road and left into Carrfield Avenue where the property can be found on the left hand side.
8940AMMP

Council Tax
Broxtowe Borough Council Band B

Agents Notes
The EPC was completed prior to any improvement works being carried out.

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, 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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