



**Banks Road
Toton, Nottingham NG9 6HE**

£385,000 Freehold

A LATE 1980'S CONSTRUCTED WIMPEY
BUILT FOUR BEDROOM DETACHED FAMILY
HOUSE.

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Robert Ellis are delighted to welcome to the market for only the second time since original construction in the late 1980's, this Wimpey Homes constructed and since extended four bedroom detached family house situated within this sought after and established catchment residential location.

With accommodation over two floors comprising entrance hall, useful ground floor WC, living room and spacious fantastic open plan family living dining kitchen incorporating a glass roof orangery to the ground floor. The first floor landing then provides access to two double and two single bedrooms and a three piece bathroom suite.

Other benefits to the property include a block paved driveway to the front, detached pitched roof garage with power, lighting and electrically operated garage door, as well as a well maintained and established enclosed rear garden with good size limestone patio entertaining space.

Other benefits to the property include gas fired central heating and double glazing.

The property itself sits favourably within close proximity of excellent nearby schooling such as Banks Road, Chetwynd and George Spencer Academy Trust. There is also easy access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 Motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

We believe that the property itself would make an ideal long term family home and it is highly recommended that you view the property internally to appreciate the specification on offer.



ENTRANCE HALL

9'10" x 3'9" (3.01 x 1.15)

Feature aluminium security and glazed front entrance door, staircase rising to the first floor, radiator, coving, spotlights, wall mounted consumer box. Internal doors to the living room and ground floor WC.

WC

6'11" x 3'1" (2.13 x 0.95)

Two piece suite comprising push flush WC, wash hand basin with swan-neck style mixer tap, tiling to dado height, tiled floor, spotlight, ladder towel radiator, feature double glazed porthole window to the front.

LOUNGE

15'1" x 13'6" (4.61 x 4.12)

Double glazed sash style window to the front (with fitted Roman blind), radiator, coving, media points, feature inset log burner on granite hearth, useful understairs storage cupboard. Door to the open plan living family dining kitchen.

OPEN PLAN LIVING FAMILY DINING KITCHEN

22'5" x 16'8" (6.84 x 5.10)

A fantastic entertaining space incorporating a glass roof orangery (fitted in 2017), with feature bi-fold doors opening out to the limestone patio area. The kitchen area comprises a contrasting range of fitted handleless base and wall storage cupboard with soft-closing drawers and cupboards with quartz work surfaces, in-built Neff appliances including oven, combination oven, warming drawer and induction hob with extractor canopy over, inset sink and built-in drainer with swan-neck style mixer tap and Quooker instant hot water tap. Feature tiled splashbacks, boiler cupboard incorporating the Worcester condensing boiler (fitted in 2017), wall mounted Nest app based central heating thermostat, smoke and CO2 combined alarm unit, full height integrated fridge and freezer, in-built washing machine and dishwasher, ample spotlights, tiled floors, vertical radiator, additional radiator to the orangery area, ample space for dining table and chairs, feature bi-fold doors opening out to the rear garden and ample shelving space.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted Roman blinds), access to the loft space via feature wooden pulldown ladders to a partially boarded, lit and insulated loft space, spotlight, airing cupboard housing the hot water cylinder. Internal doors to all bedrooms and bathroom.

BEDROOM ONE

12'10" x 10'9" (3.93 x 3.28)

Double glazed sash style window to the front (with fitted Roman blind), radiator, fitted Sharps bedroom furniture including his/hers wardrobes and matching drawers included in the sale are the freestanding bedside matching tables.

BEDROOM TWO

10'5" x 8'8" (3.20 x 2.65)

Double glazed sash style window to the rear (with fitted blinds and additional Roman blind), radiator, exposed floorboards.

BEDROOM THREE

10'0" x 6'2" (3.05 x 1.89)

Double glazed sash style window to the rear (with fitted blinds and additional Roman blind), radiator.



BEDROOM FOUR

9'3" x 6'2" (2.82 x 1.89)

Double glazed sash style window to the front (with fitted blinds), radiator, useful fitted overstairs storage cupboard.

BATHROOM

7'7" x 5'7" (2.32 x 1.72)

Three piece suite comprising a "P" shaped bath with foldaway glass shower screen, dual head mains shower over, mixer tap. Push flush WC, wash hand basin with swan-neck style mixer tap. Fully tiled walls and floor, wall mounted mirror fronted bathroom cabinet, spotlights, extractor fan, double glazed Georgian style window to the side, chrome ladder towel radiator, electric underfloor heating.

OUTSIDE

To the front of the property there is a block paved driveway via the shared entrance to the properties providing off-street parking which is then shaped towards the front of the house. There is an array of planted mature bushes and shrubbery within the boundary lines, side access leading through to the rear and access to the detached pitched roof garage via electrically operated garage door. External power points and lighting to the front garden.

DETACHED GARAGE

Electrically operated garage door to the front, uPVC double glazed side pedestrian door, power and lighting points.

TO THE REAR

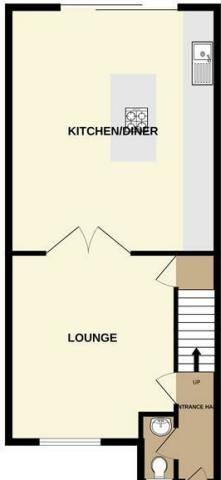
The rear garden is enclosed by timber fencing, concrete posts and gravel boards having been landscaped and well designed making the most of the space with a limestone paved patio area (ideal for entertaining and making the most of the afternoon sun), an array of planted specimen bushes, shrubs and plants to the boundary line, stepping stone pathway then provides access to a further circular patio area at the foot of the plot. There is a side access pedestrian gate leading to the front, outside water tap and lighting points.

DIRECTIONAL NOTE

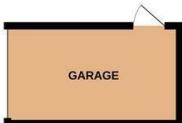
From our Stapleford Branch, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed up and over the brow of the hill, passing the entrance to Fairfield School and proceed in the direction of Bardills roundabout. Cross the roundabout and proceed past the entrance to the tram stop, dropping down onto Stapleford Lane, in the direction of Toton. At the traffic junction, turn right onto Banks Road. Continue along, following the bend in the road, the property can be found on the left hand side, identified by our For Sale board.



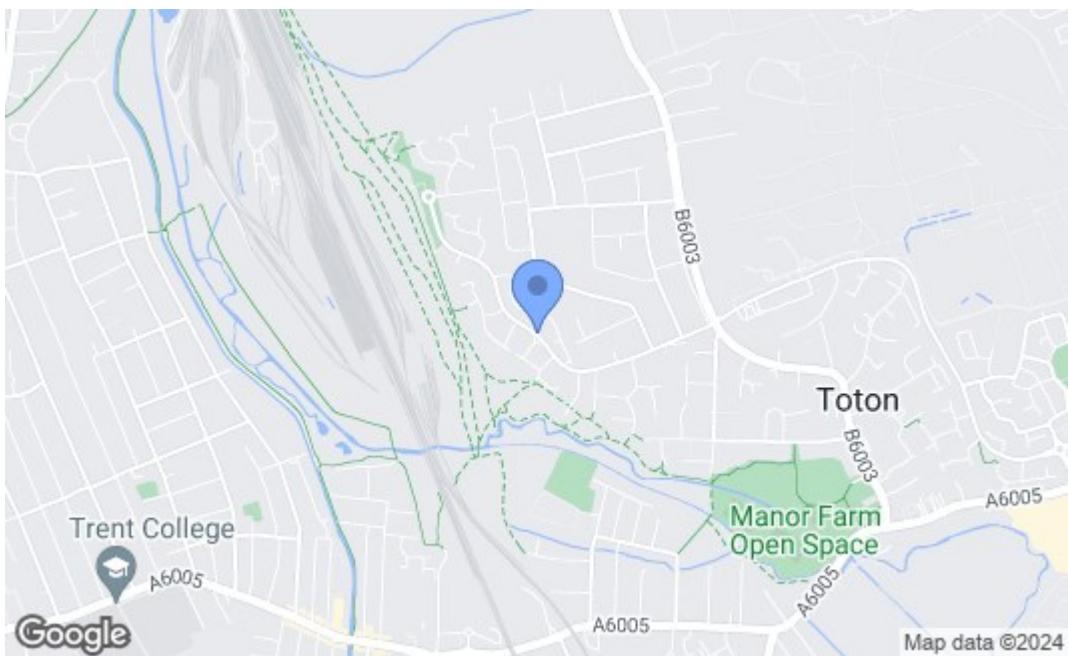
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 floor plan is not to scale. No survey has been carried out and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		68
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.