



Toton Lane
Stapleford, Nottingham NG9 7JD

AN EXTENDED FOUR BEDROOM TWO
BATHROOM THREE TOILET DETACHED
FAMILY HOUSE.

Offers In The Region Of
£285,000 Freehold



AN EXTENDED FOUR BEDROOM TWO BATHROOM THREE TOILET DETACHED FAMILY HOUSE.

Robert Ellis are delighted to bring to the market this extended four bedroom two bathroom three toilet detached family house set well back from the road offering fantastic further potential to extend to the side subject to relative permissions and approvals, whilst also being positioned in this sought after residential location within close proximity of excellent nearby schooling and transport links. NO UPWARD CHAIN.

Accommodation is arranged over two floors comprising entrance hall, extended living room, dining room, extended kitchen and WC to the ground floor. The first floor landing then provides access also via inner landing to four bedrooms, the principal with en-suite facilities and family bathroom.

Other benefits to the property include off-road parking for several vehicles, gas fired central heating, double glazing, covered carport and detached garage to the rear.

As previously mentioned, the property also sits extremely favourably within this popular catchment location within easy reach of schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the A52 for direct links to Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We believe that the property would ideally suit that of a growing family utilising the schools and amenities within the local area, whilst also looking for a property to further enhance in the future, if required.

In conclusion, we highly recommend an internal viewing.



ENTRANCE HALL

15'5" x 7'5" (4.70 x 2.27)

uPVC panel and double glazed front entrance door set within a feature decorative archway, double glazed window to the side with fitted Roman blinds, Victorian style radiator, staircase rising to the first floor with oak spindle balustrade, wooden flooring, useful understairs meter cupboard, oak doors to the living room, kitchen and downstairs WC. Display shelving and a telephone point.

WC

6'4" x 2'7" (1.95 x 0.81)

Housing a push flush WC, window to the side (non double glazed) with fitted Roman blind, radiator, part wall tiling, wall mounted electrical consumer box and alarm control panel.

DINING ROOM

14'4" x 11'1" (4.39 x 3.38)

Double glazed bay window to the front with fitted blinds, radiator, decorative coving and archway through to the extended living room.

LIVING ROOM

22'5" x 10'9" (6.85 x 3.28)

uPVC panel and double glazed French doors opening out to the rear garden with double glazed windows to either side of the door. Additional windows to the side (non double glazed), pebble effect fire.

KITCHEN

19'6" x 7'3" (5.95 x 2.21)

This extended space offers a variety of fitted matching base and wall storage cupboards and drawers with roll top work surfaces incorporating counter-level sink, draining board and mixer tap with tile splashbacks. Fitted counter-level four ring hob with extractor over, integrated eye level oven and grille, in-built dishwasher, plumbing for washing machine and integrated fridge and freezer. Crafted breakfast area with space for 2/3 barstools with radiator beneath, tiled floor, double glazed window to the rear with fitted Roman blind, additional window to the side also with fitted Roman blind (non double glazed), uPVC exit door to carport.

FIRST FLOOR LANDING

Double glazed window to the side with fitted Roman blind, radiator, access to the partially boarded, lit and insulated loft space via pull down loft ladder, oak finished doors to bedrooms, bathroom, toilet and inner landing. Airing cupboard housing the water cylinder and shelving.

BEDROOM TWO

14'5" x 10'9" (4.41 x 3.28)

Double glazed window to the front mirroring that of the dining room downstairs, bay radiator, picture rail and fitted wardrobes with sliding central mirror door and fixed shelving.

BATHROOM

7'5" x 7'3" (2.28 x 2.22)

Three piece suite comprising corner bath with bath seat and Triton electric shower over, wash hand basin and push flush WC. Double glazed window to the side, wall and floor tiling, radiator and ceiling lights.

BEDROOM FOUR

8'5" x 7'4" (2.59 x 2.24)

Double glazed window to the front with fitted slated blinds and additional roller blind, radiator, fixed wall storage cupboards and built-in office desk.

INNER LANDING

Doors to bedroom one and bedroom three.

BEDROOM ONE

12'0" x 10'9" (3.68 x 3.30)

Double glazed window to the rear overlooking the rear garden and radiator. Door to en-suite.

EN-SUITE

7'10" x 7'4" (2.41 x 2.24)

Three piece suite comprising walk-in tiled shower cubicle with Mira shower, low flush WC and wash hand basin with storage cupboards beneath. Fully tiled walls and floor, double glazed window to the rear with fitted blinds, radiator, decorative coving, ceiling light, storage cupboard with shelving.

BEDROOM THREE

10'3" x 7'6" (3.13 x 2.29)

Double glazed window to the side and radiator.

OUTSIDE

To the front the property is set well back from the road offering an extensive shaped/curved block paved driveway providing ample off-street parking for vehicles, caravans or works vehicles alike. To the front of the block paved driveway there is also an additional tarmac hard standing area for further parking if required. Coloured decorative white stone chippings and planted flowerbeds housing a variety of mature bushes and shrubbery. From the front there is then up and over door access into the covered carport.

REAR GARDEN

The rear garden is enclosed by timber fencing predominantly with concrete posts and gravel boards offering a generous lawn section with a well stocked planted flower garden housing a variety of mature bushes, shrubs, trees and plants. At the foot of the plot there is a potential vegetable patch and a useful covered outdoor storage area. The garden also benefits from a good size paved patio area ideal for entertaining with double glazed door accessed from the rear of the extended living room. There is then an archway providing access back into the carport area.

CARPORT

35'5" x 10'10" (10.81 x 3.32)

With up and over door access from the front, archway, gated access into the rear garden and further up and over door access into the garage to the rear. The carport offers a continuation of the block paving from the front, further secure parking if required or workshop area. This also offers the potential of future extension of the property on one or two levels if required (subject to the relative planning and permissions). There is an external water supply and lighting points.

GARAGE

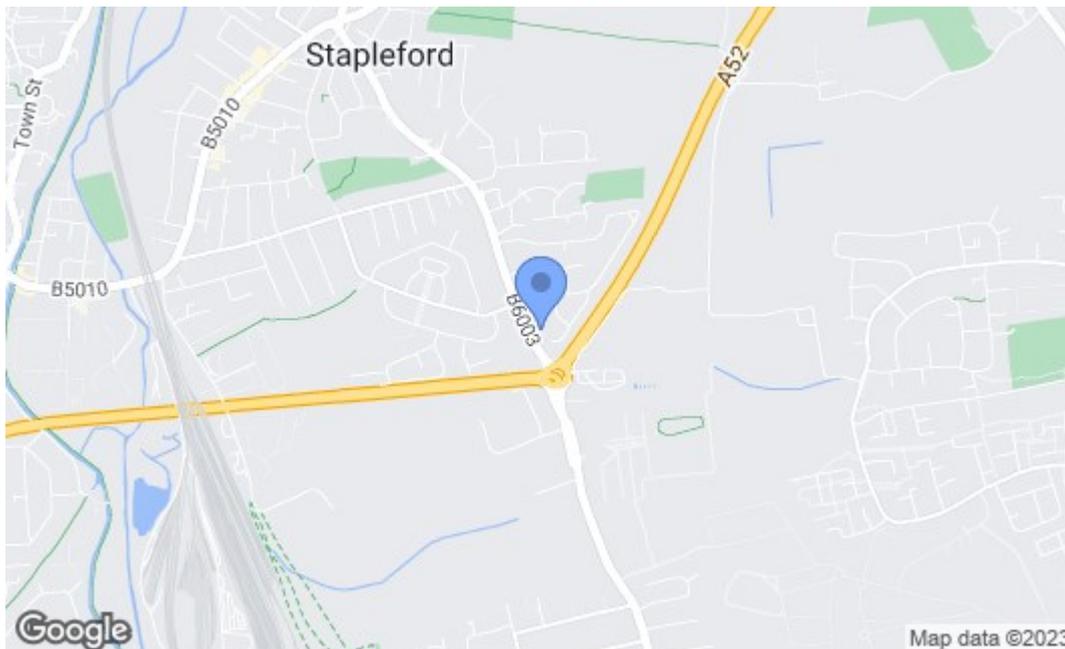
20'6" x 8'11" (6.25 x 2.72)

Up and over door to the front, windows to the side, fitted racking and workbench, power and lighting points.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill passing the entrance to Fairfield School and continue as if heading in the direction of Bardills roundabout. The property can then be eventually found after passing the Morrisons forecourt on the left hand side identified by our For Sale boards. Ref. 7539NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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.