Robert Ellis

look no further. . .

Carrfield Avenue
Toton, Nottingham NG9 6FE

£250,000 Freehold

AN EXTENDED AND EXTREMELY WELL PRESENTED DOUBLE HEIGHT BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE.

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED TO THE GROUND FLOOR DOUBLE HEIGHT BAY FRONTED EXTREMELY WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining kitchen and extended sitting room. The first floor landing provides access to two bedrooms and a recently re-fitted four piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and generous (approximately 90ft) rear garden.

The property is located in this sought after and established residential area with enclosed proximity of excellent nearby schooling for all ages. There is also easy access to good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to the Nottingham electric tram terminus, local amenities and convenience stores, and town centre access to both Stapleford and Long Eaton is only a short distance away.

We believe that the property would make an ideal first time buy or young family home and it certainly offers the move into factor, and therefore we would highly recommend an internal viewing.

HALL
3'2" x 3'2" (0.98 x 0.97)
Feature composite and double glazed front entrance door with decorative oak style frontage, staircase rising to the first floor, radiator and door to the lounge.

LOUNGE
16'8" x 11'3" (5.10 x 3.45)
Double glazed bay window to the front (with fitted blinds), radiator, coving, media points and door to the kitchen.

DINING KITCHEN
14'6" x 13'1" (4.43 x 4.00)
Equipped with a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating counter-level one and a half bowl sink unit with draining board and central swan neck mixer tap, counter-level four ring hob with extractor over and double oven beneath. Included in the sale there is a washing machine (plumbed in) whilst there is also freestanding space for a full height fridge/freezer. Fixed contrasting mini island with butcher's block work surface style top and storage cabinets beneath, one of which incorporates the electric meter and also in-built double power point. Double glazed window to the left hand side, decorative coving to the dining space part, spotlights, radiator, inset plinth lighting, boiler cupboard housing the gas fired combination boiler (for central heating and hot water) and recently laid LVT flooring and replacement skirting boards. Opening through to the sitting room.

SITTING ROOM
13'11" x 9'4" (4.25 x 2.86)
Recently constructed in September 2022 with brick and uPVC construction with sloping tiled ceiling incorporating two Velux rooflights with double glazed French doors opening out to the rear garden and further double glazed windows to the side and the rear. Matching to the kitchen recently laid LVT flooring and skirting boards, radiator and spotlights.

FIRST FLOOR LANDING
With double glazed window to the side (with fitted roller blind), doors to both bedrooms and bathroom, and coving.

BEDROOM ONE
11'5" x 11'5" (3.50 x 3.50)
Double glazed bay window to the front (with individually hung roller blind to each of the three window panes), radiator, coving and useful double fitted overstairs storage cupboard with shelving space. Included in the sale is the freestanding double wardrobe.

BEDROOM TWO
12'11" x 8'4" (3.94 x 2.56)
Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator, coving and included in the sale is the freestanding mirror fronted double wardrobe. Wooden pulldown loft ladder to a three quarters boarded loft space with light and insulation.

BATHROOM
9'10" x 5'9" (3.01 x 1.76)
Recently re-fitted approximately 12 months ago comprising a four piece suite with bath (with central mixer tap), separate shower cubicle (with dual attachment mains shower), wash hand basin (with mixer tap and storage drawers beneath) and push flush WC. Decorative tile splashbacks to the bath and shower cubicle, double glazed window to the rear (with fitted roller blind), wall mounted mirror fronted double bathroom cabinet, fixed floating shelving, vertical radiator, spotlights and extractor fan.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a driveway space providing off-street parking with decorative slate chippings (could be further parking if required), side access down the left hand side of the property and access to the front door.

REAR GARDEN
Approximately 90ft in length offering a good size shaped lawn section with planted borders housing a variety of mature bushes and shrubbery. Decorative slate chippings to the left hand boundary and to the rear where a shaped pathway then provides access to the foot of the plot where there is a decked evening entertaining space and stepping stone pathways providing access to a pitched roofed timber garden shed with power and lighting. Within the garden there is an external lighting point, water tap and outside power. There is also an external coal house offering storage space with power.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Toton Lane. Continue over the brow of the hill towards Bardills roundabout. Proceed past the entrance to the tram stop, dropping down Stapleford Lane to the main traffic junction. Continue straight over the traffic junction and veer right onto Carrfield Avenue. The property can then be found on the left hand side identified by our For Sale board.

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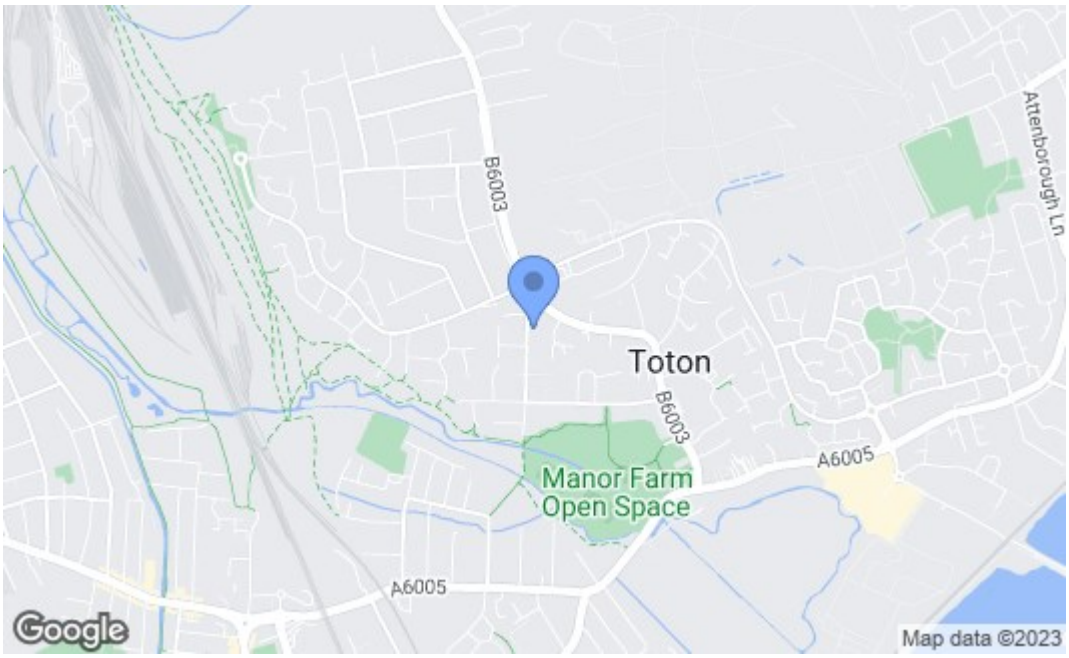

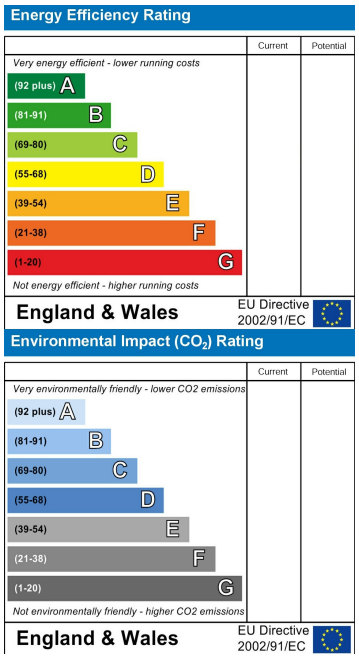

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.