Robert Ellis

look no further. . .

Toton Lane

Stapleford, Nottingham NG9 7HB

BRAND NEW FOUR BEDROOM
DETACHED HOUSE IN PRIVATE SETTING.

£550,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

We have great pleasure announce the release of this brand new four bedroom detached house. One of a pair of exclusive homes a private setting.

Ready for occupation this stunning show home is finished to the highest of standards with the latest innovations in energy efficiency. Heated from a state of the art electric air source pump with underfloor heating to the ground floor and radiators to the first floor. Energy efficient uPVC double glazing and a significant level of insulation will make these homes cost effective to run.

A particular feature of this property is the impressive open plan family dining kitchen providing a fantastic social space, great for entertaining with an abundance of natural light created by a full height window, lantern roof light and bi-fold doors opening to the rear garden.

Further features of this home is a generous master bedroom with en-suite shower room, the guest bedroom also benefitting from an en-suite shower room, as well as a family bathroom serving the remaining two double bedrooms. Utility room, cloaks/WC and single garage.

Tucked away from the hustle and bustle of everyday life off a private shared driveway serving the two new build properties and one other. Far from being isolated, the development is situated in a great location from families and commuters alike as schools for all ages including Fairfield Junior Academy and George Spencer Academy are within walking distance*, as well as Stapleford town centre and the amenities offered therein. A short drive leads to the A52, the park and ride for the Nottingham tram and there are good transport links to Nottingham, Derby and Junction 25 of the M1 motorway.

As well as a single garage, the property benefits from off-street parking for at least two vehicles and the rear gardens are landscaped with patio and lawn.

For more information about this exclusive development and for a guided tour, please contact the Stapleford Branch of Robert Ellis for more information.

HALLWAY
Stairs to the first floor. Door to garage, living room, open to walk-in cloaks area and double doors opening through to the family dining kitchen.

LIVING ROOM
17'3" x 12'4" (5.28 x 3.77)
Aspect to the front.

CLOAKS AREA
Open from the hallway with door leading to cloaks/WC. Incorporating a two piece suite comprising wash hand basin and low flush WC.

FAMILY DINING KITCHEN
20'11" x 19'8" (6.38 x 6)
The kitchen area comprises a comprehensive fitted range of wall, base and drawer units with granite work surfacing and inset one and a half bowl sink unit with single drainer. Built-in appliances including induction hob with extractor hood over, double oven, fridge, freezer dishwasher and wine cooler. Feature central island unit. Full height picture window, lantern roof light and bi-fold doors opening to the rear garden. Door to utility room.

UTILITY ROOM
Equipped with base units with inset sink unit, work surfacing, plumbing and space for washing machine. Door to rear garden.

FIRST FLOOR LANDING
Giving access to all bedrooms, bathroom, and a useful fitted cupboard.

BEDROOM ONE
16'1" reducing to 14'3" x 10'10" (4.92 reducing to 4.36 x 3.32)
Aspect to the front and door to the en-suite.

EN-SUITE
Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle.

BEDROOM TWO
16'9" reducing to 9'4" x 10'10" (5.11 reducing to 2.87 x 3.31)
Aspect to the rear and door to the en-suite.

EN-SUITE
Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle.

BEDROOM THREE
15'6" x 12'2" (4.74 x 3.73)
Aspect to the front.

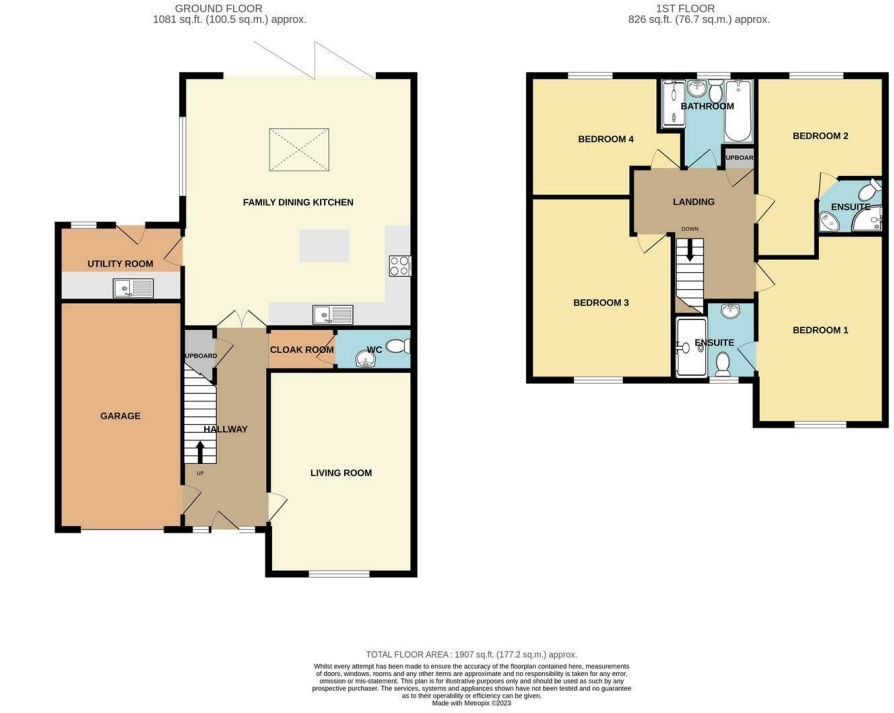
BEDROOM FOUR
10'7" reducing to 10'1" x 10'0" (3.24 reducing to 3.08 x 3.07)
Aspect to the rear.

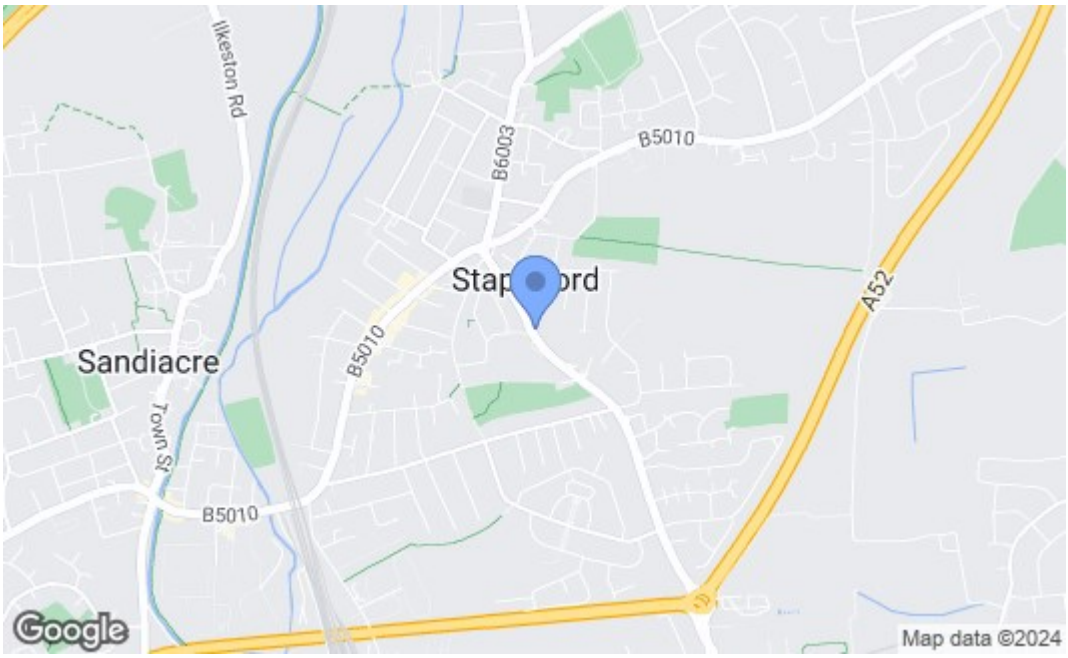
FAMILY BATHROOM
Incorporating a four piece suite comprising wash hand basin, low flush WC, bath and separate shower cubicle.

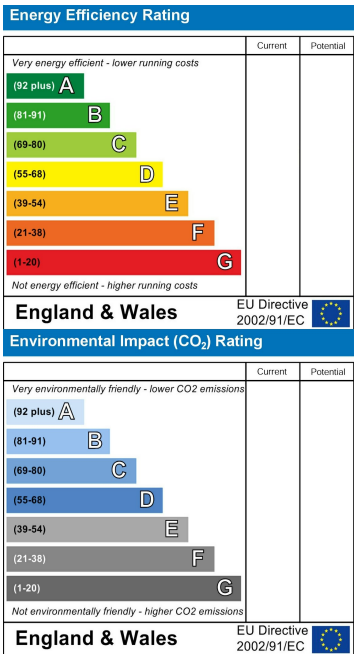
OUTSIDE
To the front the garden is open plan with off-street parking for at least two vehicles leading to the single garage. There will be gated pedestrian access leading to the rear garden which will be landscaped with patio, retaining wall and section of garden laid to lawn.

GARAGE
19'5" x 9'8" approx (5.93 x 2.96 approx)
With an electric up and over door, light, power and courtesy door to the hallway.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn right onto Toton Lane, follow the road approx 100m where a private driveway can be found on the left hand side, identified by our For Sale board which will lead to the properties. Ref: 8010 ps







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044