Robert Ellis

*look no further. . .*

Norfolk Avenue
Toton, Nottingham NG9 6GP

BRAND NEW, INDIVIDUALLY DESIGNED AND BUILT THREE DOUBLE BEDROOM DETACHED BUNGALOW

**£395,000 Freehold**

WE HAVE GREAT PLEASURE IN OFFERING FOR SALE THIS BRAND NEW, INDIVIDUALLY DESIGNED AND BUILT THREE DOUBLE BEDROOM DETACHED BUNGALOW.

Ready for immediate occupation and finished to an exacting, high quality standard, with features including a most impressive open plan living/dining/kitchen with partial vaulted ceiling, contemporary fully fitted kitchen with built-in appliances and bi-fold doors opening out to the garden.

Further features include high quality sanitary ware by Rak to the family bathroom and en suite shower room to the master bedroom, both with feature twin rose shower systems and drench shower.

The property is of course centrally heated and double glazed, being very energy efficient and having carpets and floor coverings provided throughout.

Situated on a corner position with off-street parking, as well as additional potential gated off-street parking, enclosed garden laid to lawn, a private courtyard, accessed from French doors to bedroom 2 which could equally be used as a second sitting room/study etc.

Located in this highly regarded residential suburb of Toton, offering great amenities for all age groups with open space, tennis courts and bowls green across the road, as well as schools for all ages including Chetwynd Road, Bispham Drive and George Spencer Academy.* Toton also boasts a Tesco Extra and is within easy reach of Chilwell Meadow Retail Park, Attenborough Nature Reserve and the neighbouring towns of Beeston and Long Eaton.

A remarkable property, ideal for those looking for single storey living, as well as families, professional couples and downsizers. Only on viewing the property can the accommodation and quality be fully appreciated.

ENTRANCE HALL
A spacious central hallway with composite double glazed front entrance door, contemporary wall mounted radiator, luxury vinyl tiled floor and doors to all rooms.

LIVING/DINING/KITCHEN
20'8" x19'3" (6.3 x5.88)
The KITCHEN AREA comprises a contemporary, high quality range of fitted wall, base and drawer units with contrasting square edge low profile work surfacing and matching breakfast bar. Inset single bowl sink unit. Range of built-in appliances including electric double oven, hob and extractor hood. Fridge, freezer, washing machine and dishwasher. Luxury vinyl tiled floor, contemporary wall mounted radiators, partial vaulted ceiling with feature lighting, double glazed windows and double glazed bi-fold doors opening to the garden.

BEDROOM 1
11'6" x 11'1" (3.51 x 3.38)
Feature lighting, radiator, carpeting double glazed window and door to en suite.

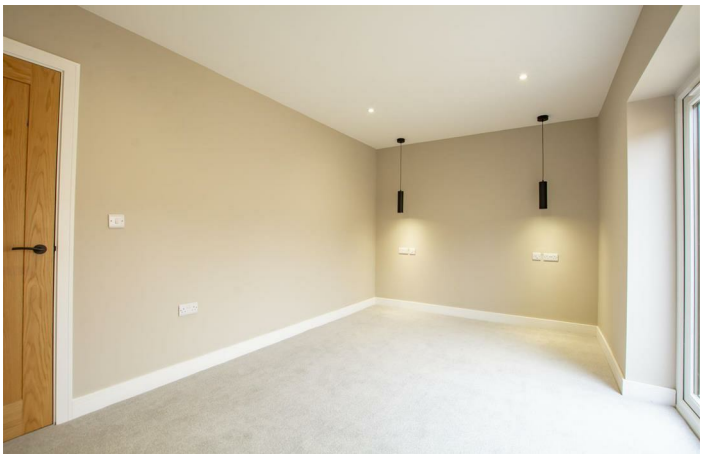
EN SUITE
7'10" x 6'8" (2.41 x 2.04)
Offering a contemporary feel, a slate effect low profile shower tray incorporating thermostatically controlled shower system with pivoted removable shower head and fixed drench shower. Wall mounted wash hand basin, low flush w.c., heated towel rail, tiling to walls and floor and double glazed window.

BEDROOM 2
15'5" x 9'2" (4.7 x 2.8)
Feature lighting, radiator, carpeting and double glazed French doors opening to the private courtyard garden area. This bedroom could equally be used as a sitting room, study or playroom etc.

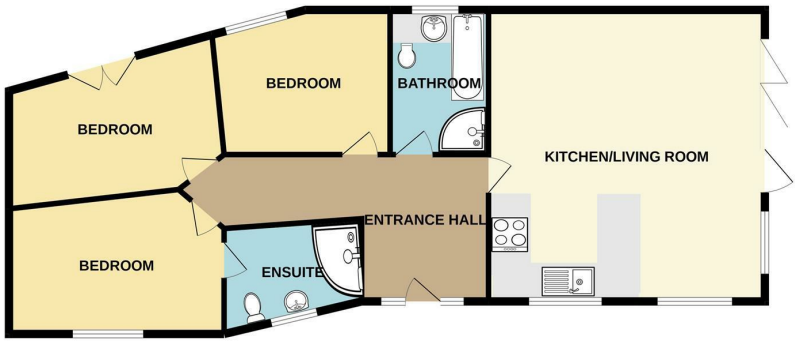
BEDROOM 3
14'11" x 9'2" (4.57 x 2.8)
Feature lighting, radiator, carpeting and double glazed window.

FAMILY BATHROOM
8'11" x 7'3" (2.74 x 2.22)
Incorporating a luxury and contemporary four piece suite comprising wash hand basin, low flush w.c., square edge bath tub comprising feature mixer tap and shower cubicle with thermostatically controlled shower system, pivoted removable shower head and fixed drench shower. Heated towel rail, tiling to floor and walls, double glazed windows and double glazed Velux roof window enhancing maximum light.

OUTSIDE
The property is situated on a corner plot with a contemporary cobble style block paved driveway providing off-street parking at the far side of the property. At this point is a pedestrian gated access to the private courtyard garden. The main garden is walled, fenced and enclosed, offering maximum privacy, laid to lawn with contemporary cobble style block paved patio area which has the potential for additional off-street parking with vehicle gates at the perimeter.



GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.




TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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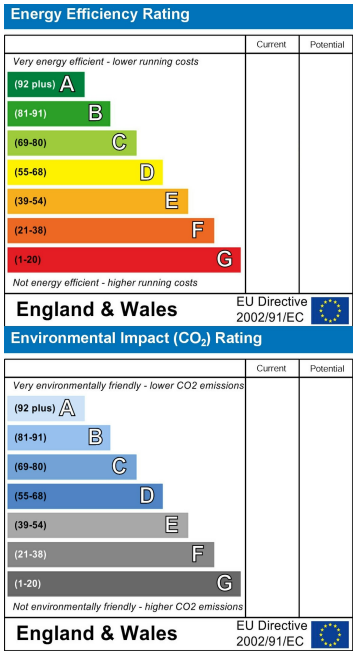


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