Robert Ellis

look no further...

25A The Oaks,
Toton Lane, Stapleford
NG9 7HB

£650,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

With one sold STC this is the last remaining property on the final phase of The Oaks. This exclusive development consists of five contemporary family homes located in a secluded yet convenient location.

This is the final phase of the development and offers two substantial five double bedroom detached family homes finished to the highest of standards.

Features of this property include two receptions to the front elevation and an impressive open plan family dining kitchen which opens through to a sitting area with an abundance of natural light provided by the full height window, lantern style roof light and bi-fold doors opening to the rear garden. This remarkable space is ideal for socialising with the family and entertaining guests.

The Principle bedroom suite occupies the whole of the second floor and has a dressing area and luxury ensuite with slipper bath and shower cubical.

To the first floor two of the bedrooms have ensuite facilities, the guest or second principle bedroom has a fantastic partially vaulted ceiling with large gable window enjoying views to the front.

The property is currently under construction and will have features including under-floor heating to the ground floor with traditional radiators to the first. The luxury kitchen will be fully fitted and the buyer will have choice of finish within a range. Further choices extended to the buyer include tiling & flooring to the bathrooms making this an individual home.

Each property will have ample off street parking and a detached double garage. The generous gardens will be landscaped with feature patio and lawn.

Accessed from a private shared driveway, tucked away in a prime location off Toton Lane. There are highly regarded schools for all ages including Fairfield Junior Academy and George Spencer Academy within walking distance and the public schools of The Elms and Trent College can be found in the nearby town of Long Eaton.

For those wishing to commute, the A52 linking Nottingham, Derby and junction 25 of the M1 Motorway is a short drive away, as is the Park and Ride for the Nottingham Express Tram which links directly to Nottingham University and Queens Medical Centre, as well as the town of Beeston.

For further information and to register your interest, please contact the Stapleford branch of Robert Ellis on 0115 949 0044

HALLWAY
With access to all the principal rooms and staircase to the first floor.

CLOAKROOM/W.C.
To be completed with a two piece suite comprising wash hand basin and low flush w.c.

LOUNGE
22'4" x 11'9" (6.83 x 3.59)
Aspect to the front.

STUDY/PLAYROOM
10'11" x 8'9" (3.33 x 2.68)
Aspect to the front.

FAMILY DINING KITCHEN
28'9" x 15'4" (8.78 x 4.69)
To be finished with an impressive fully fitted kitchen with built in appliances. The buyer will be given a choice of finish within a range.

FAMILY ROOM
19'10" x 12'0" (6.07 x 3.66)
Large roof lantern, full height window to rear and bi-fold doors to rear garden.

UTILITY ROOM
8'9" x 5'3" (2.67 x 1.61)
Accessed form the hall. Fitted units, work tops and inset sink unit.

FIRST FLOOR LANDING
Providing access to the four bedrooms and family bathroom. Feature window, glazed and oak trimmed balustrade and stairs leading to the master bedroom.

Bedroom 2
15'10" x 12'6" (4.84 x 3.82)
Partial vaulted ceiling with large full height gable window with aspect to the front.

EN SUITE
To be finished with a three piece suite comprising wash hand basin, low flush w.c. and shower cubicle.

BEDROOM 3
17'2" x 11'8" (5.25 x 3.56)
Aspect to the rear and door to en suite.

ENSUITE
To be finished with a three piece suite comprising wash hand basin, low flush w.c. and shower cubicle.

BEDROOM 4
12'7" x 12'4" (3.85 x 3.76)
Aspect to the rear.

BEDROOM 5
15'5" x 8'9" (4.71 x 2.67)
Aspect to the front.

FAMILY BATHROOM
8'7" x 7'10" (2.64 x 2.39)
To be completed with a four piece suite comprising wash hand basin, low flush w.c., shower cubicle and bath tub.

Principle Bedroom Suite
28'8" x 16'4" (overall including ensuite and dress (8.75 x 5 (overall including ensuite and dressing r)
Open plan room with Velux roof windows, radiators, dressing area and access to ensuite bathroom

Ensuite
To be finished with a luxury 4 piece suite including wash hand basin, low flush WC, slipper bath tub and shower cubical. Velux double glazed roof window.

OUTSIDE
Off-street parking will be provided for two vehicles which in turn leads to a detached brick built double garage. Offering 36 Square metres of space. There will pedestrian access leading to the rear garden, which will be enclosed with patio and lawn.

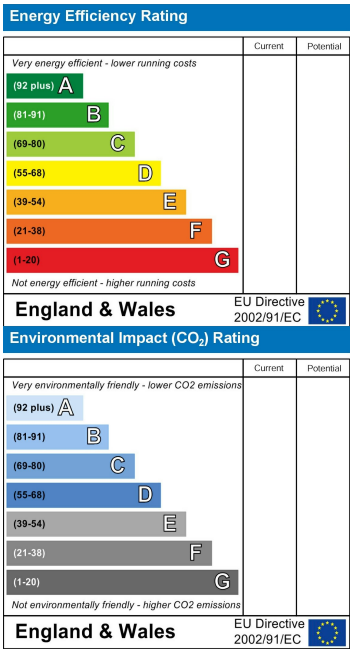
AGENTS NOTES
MEASUREMENTS - The measurements have been taken from the Architects plans and there may be a slight variation between the figures quoted and the actual build.

PHOTOGRAPHS - The images are of phase one of the development and are intended a guide to the internal finish.

FLOORING - Karndean flooring will be provided within the kitchen, utility, ground floor cloakroom and all bathrooms

Each property will be connected to both Virgin Media and BT.

Each property will have a ten year LABC build warranty.



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