Robert Ellis

look no further. . .

51 Toton Lane
Stapleford, Nottingham NG9 7HB

SUBSTANTIALLY EXTENDED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE, SITUATED WITHIN THIS PRESTIGIOUS LOCATION

£400,000 Freehold

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A DOUBLE FRONTED, QUADRUPLE BAY, SUBSTANTIALLY EXTENDED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE, SITUATED WITHIN THIS PRESTIGIOUS LOCATION.

With accommodation over two floors comprising entrance porch to entrance hall, bay fronted study/playroom, bay fronted living room, inner dining area, side lobby, shower room, kitchen and fantastic open plan family room to the ground floor. A split level first floor landing then provides access to four bedrooms and a bathroom.

Externally, there is a spacious block paved driveway with turning space providing off-street parking for several cars and the rear garden is of generous proportions, being split into various entertaining spaces with a vast lawn.

Other benefits to the property include gas fired central heating, double glazing and being located within one of Stapleford's most sought after locations.

The property sits favourably within easy access of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer Academy Trust. The property is also well placed for Stapleford town centre where there is a wide variety of national and independent retailers and shopping facilities, and transport links including A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus, situated at Bardill's roundabout.

We highly recommend an internal viewing.

ENTRANCE PORCH
7'6" x 2'3" (2.31 x 0.71)
Set in decorative archway with feature soldier bricks incorporating double entrance doors and further door to:

ENTRANCE HALL
14'4" x 9'1" (4.39 x 2.79)
Turning staircase to the first floor, useful understairs storage space, decorative stained glass front entrance door and matching windows, wooden flooring, display rack, telephone point, internal doors to living room, play room and dining area.

STUDY/ PLAYROOM
18'9" x 7'7" (5.74 x 2.32)
Bay fronted window, radiator and wall light points.

LOUNGE
13'3" x 11'10" (4.04 x 3.62)
Double glazed bay window to the front with matching stained glass top panels, t.v. point, radiator, wall light point, feature Adam style fire surround incorporating coal effect fire.

DINING AREA
9'5" x 8'9" (2.88 x 2.69)
Wooden flooring, radiator and internal doors to side lobby, shower room, kitchen and family area.

SIDE LOBBY
8'2" x 2'11" (2.51 x 0.91)
Comprising a useful storage area for coats and shoes, with storage shelving and external exit door.

GROUND FLOOR SHOWER ROOM
6'6" x 6'3" (2 x 1.91)
Three piece suite comprising corner shower cubicle with electric shower and tiled splashback, low flush w.c. and wash hand basin, panelling to dado height, feature tiled floor, chrome heated ladder towel radiator and double glazed window to the side.

KITCHEN
15'7" x 9'8" (4.77 x 2.95)
The kitchen comprises a range of matching fitted base and wall storage cupboards with a contrasting range of square edge butcher's block work surfacing and marble effect counter top with inset Belfast sink and central mixer tap, feature tiled splashbacks, fitted four ring gas hob with double oven beneath and extractor hood over, space for fridge/freezer, plumbing for washing machine and integrated dishwasher, wooden flooring, spotlight and opening to:

OPEN PLAN FAMILY ROOM
27'7" x 14'8" (8.42 x 4.49)
Large glass feature roof lantern, central double glazed French doors opening out to the rear garden with additional twin matching picture windows to either side and additional double glazed window to the side, wooden flooring and feature inset mult-fuel burner.

SPLIT LEVEL FIRST FLOOR LANDING
Internal doors to all bedrooms and bathroom. Loft access point.

BEDROOM 1
13'2" x 11'10" (4.03 x 3.63)
Double glazed bay window to the front, picture rail and radiator.

BEDROOM 2
11'11" x 10'5" (3.65 x 3.2)
Double glazed window to the rear, Victorian style radiator and laminate flooring.

BEDROOM 3
15'5" x 7'6" (4.70m x 2.29m)
Bay window to the front, additional window to the side, radiator and wall light points.

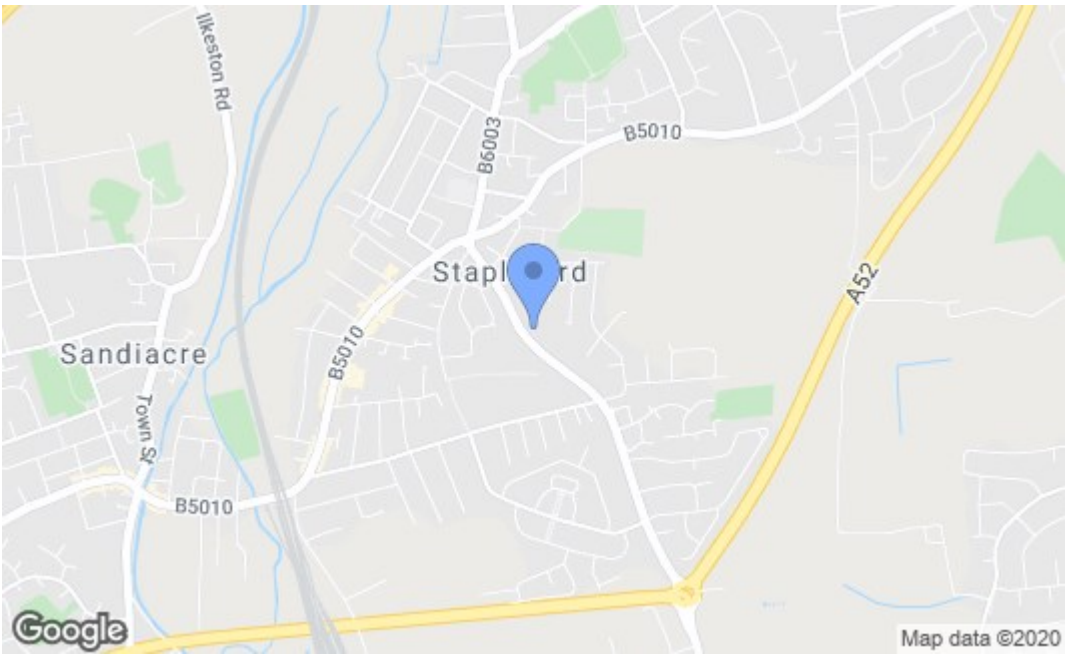
BEDROOM 4
7'6" x 7'4" (2.29 x 2.25)
Double glazed window to the front and radiator.

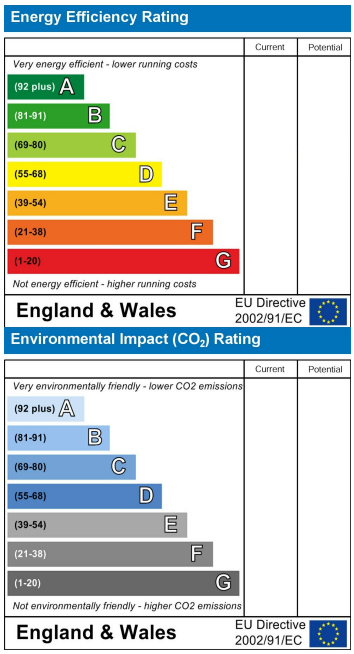
BATHROOM
9'4" x 8'10" (2.86 x 2.71)
Four piece suite comprising corner shower cubicle with electric shower, push-flush w.c., wash hand basin and separate bath with mixer tap. Tiled walls and floor, radiator, double glazed windows to the side and rear and boiler cupboard housing the gas fired central heating boiler.

OUTSIDE
To the front of the property is a spacious block paved turning driveway providing ample off-street parking. The property is screened by a range of planted mature bushes and shrubbery, giving some privacy from the road and there is then side access to the rear and external lighting point. The rear garden enjoys an initial paved patio area, ideal for entertaining. A stepping-stone pathway leads to a lawn section, which is of generous proportions, being surrounded by greenery, bushes, shrubs and plants. There is a feature planted rockery and waterfall, ornamental covered pond, greenhouse and timber storage shed. External water tap and lighting point.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Continue up the hill and the property can then be found on the left hand side, identified by our For Sale Board.

Ref: 5934nh





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.

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