



**Banbury Avenue  
Toton, Nottingham NG9 6JT**

A TRADITIONAL DOUBLE HEIGHT BAY  
FRONTED FULLY RENOVATED THREE  
BEDROOM DETACHED FAMILY HOUSE.

**Offers Over £400,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED FULLY RENOVATED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS SOUGHT-AFTER AND ESTABLISHED CATCHMENT LOCATION.

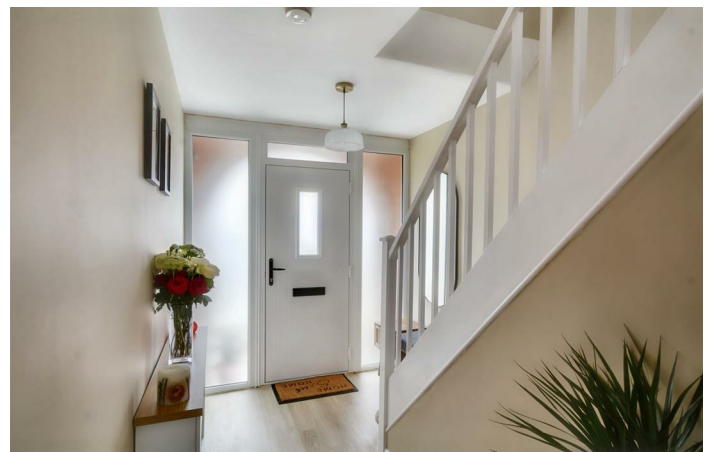
With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, fantastic open plan dining kitchen space and separate family/sitting room. The first floor landing provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from recently installed combination boiler, double glazing, off-street parking, detached garage, generous garden to the rear and recently upgraded electrical consumer box.

The property is situated in this favoured and established residential location within close proximity of excellent nearby schooling for all ages, as well as commuter links to Nottingham and Derby via the A52, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to an array of nearby shops, services and amenities within the local area stretching to Stapleford, Beeson and Long Eaton.

We believe this property is in a ready to move into condition and would make an ideal family home. We highly recommend an internal viewing.



## HALL

10'7" x 6'10" (3.25 x 2.10)

Feature composite and double glazed front entrance door with double glazed windows to either side and above the door. Staircase rising to the first floor with decorative wood spindle balustrade, Karndean flooring, solid oak and glazed panel door into the kitchen and radiator with display cabinet. The kitchen area comprises a matching range of fitted base and wall storage cupboard with square edge work surfacing, incorporating sink unit with central swan-neck mixer tap, fitted induction hob with in-built extractor unit, integrated eye level oven and microwave, in -built fridge, freezer, dishwasher and washing machine. Feature viewing double glazed window through to the rear garden, uPVC panel and double glazed exit door to outside, useful understairs storage cupboard/pantry with shelving, lighting and double glazed window to the side, Karndean flooring, opening out to the dining area. The dining area offers ample space for dining table and chairs, a continuation of the Karndean flooring, two Victorian style radiators with fixed shelving above, spotlights, sliding oak doors to the living room and opening through to the family/sitting room.

## LIVING ROOM

14'6" x 11'0" (4.43 x 3.36)

Double glazed bay window to the front, Karndean flooring, media wall with inset pebble effect remote control operated fire, vertical Victorian style radiator, inset display shelving with spotlights.

## OPEN PLAN "L" SHAPED FAMILY DINING KITCHEN

19'8" x 17'0" (6.00 x 5.20)

The kitchen area comprises a matching range of fitted base and wall storage cupboard with square edge work surfacing, incorporating sink unit with central swan-neck mixer tap, fitted induction hob with in-built extractor unit, integrated eye level oven and microwave, in -built fridge, freezer, dishwasher and washing machine. Feature viewing double glazed window through to the rear garden, uPVC panel and double glazed exit door to outside, useful understairs storage cupboard/pantry with shelving, lighting and double glazed window to the side, Karndean flooring, opening out to the dining area. The dining area offers ample space for dining table and chairs, a continuation of the Karndean flooring, two Victorian style radiators with fixed shelving above, LED spotlights, sliding oak doors to the living room and opening through to the family/sitting room.

## FAMILY/SITTING ROOM

11'8" x 10'4" (3.58 x 3.15)

Feature double glazed bi-fold doors opening out to the rear garden patio, Karndean flooring, LED spotlights.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), coving, decorative wood spindle balustrade, feature oak doors to all bedrooms and bathroom. Loft access point to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

13'10" x 11'1" (4.23 x 3.39)

Double glazed bay window to the front, Victorian style radiator, decorative wall paneling to one wall, wall light points.

## BEDROOM TWO

12'10" x 11'11" (3.92 x 3.65)

Double glazed window to the rear overlooking the rear garden, radiator, coving, included in the sale are the wardrobes. Boiler cupboard housing the gas fired combination boiler fitted approximately 18 months ago (for central heating and hot water purposes).

## BEDROOM THREE

7'3" x 6'10" (2.21 x 2.10)

Double glazed window to the front, radiator, coving, Karndean flooring. Decorative wall paneling to one wall.

## BATHROOM

9'1" x 6'8" (2.78 x 2.05)

Three piece suite comprising panel bath with glass shower screen, central mixer tap, dual attachment mains shower over with decorative tiled splashbacks and fitted extractor fan, wash hand basin with mixer tap and storage cabinet beneath, push flush WC. Double glazed windows to the side and rear (the rear with fitted blinds), Victorian style radiator with towel attachment, shaver point, spotlights.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a driveway providing off-street parking which in turn continues down the left hand side of the property towards the garage and rear garden. The front garden is lawned with decorative chipped back borders and white stone gravel pathway providing access to the front entrance door set within a decorative brick archway.

## TO THE REAR

The rear garden is of a good overall proportion being enclosed by timber fencing with concrete posts and gravel boards predominantly to the boundary line. The garden has a good size lawn section (ideal for families) with stepping stone pathway providing access to the foot of the plot. Planted flowerbeds and borders housing a variety of bushes and shrubbery, a good size paved patio entertaining area accessed directly from the bi-fold doors from the family room. Pathway and access to the side which in turn leads to the garage. To the rear of the garage there is a useful brick garden store. Within the garden there are external lighting points and water tap.

## DETACHED GARAGE

Garage door to the front, windows to the side, power and lighting points.

## DIRECTIONAL NOTE

Proceed away from Stapleford in the direction of Bardills roundabout, crossing over and heading in the direction of Toton. Descend Stapleford Lane and take a right hand turn onto Woodstock Road and then take the first right off Woodstock and left at the "T" junction onto Banbury. The property can then be found on the right hand side, identified by our For Sale board.

## COUNCIL TAX

Broxtowe Borough Council Band C.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Sewage – Mains supply

Flood Risk : Surface Water - Medium Risk, Rivers and the Sea - Very Low Risk

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

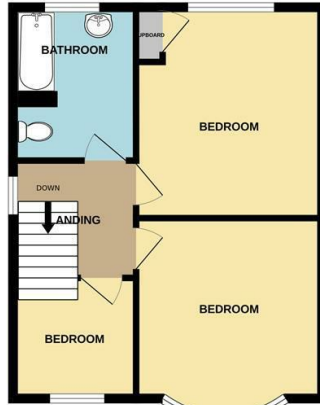
Other Material Issues – No



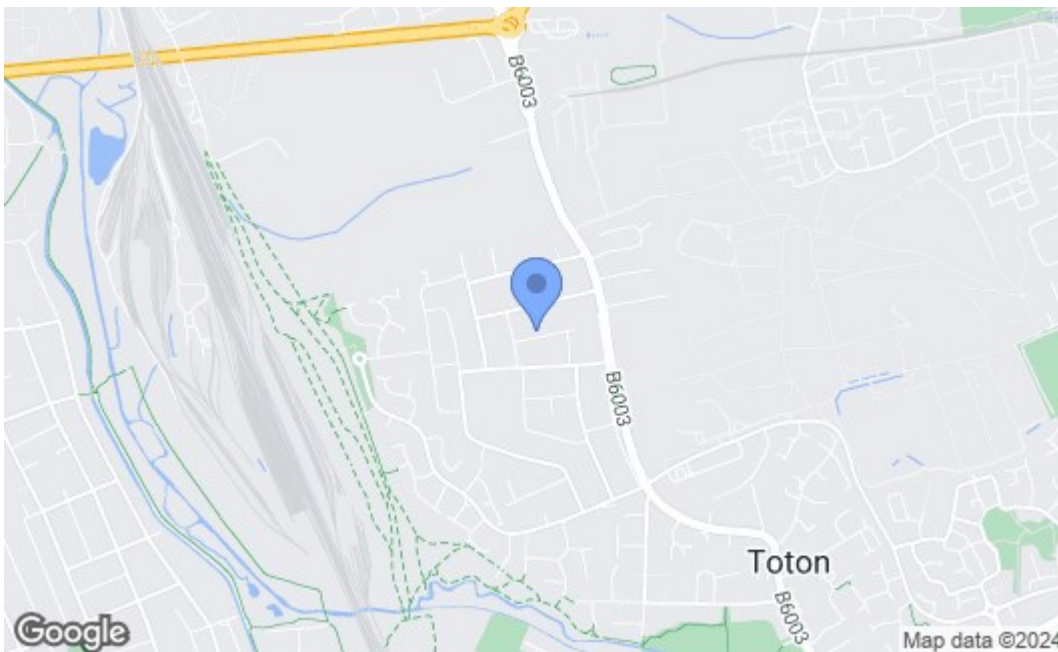
GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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