

# Fletcher & Company

7 Bridgnorth Way, Toton, NG9 6LH

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Offers Around £665,000

Freehold

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- Extended Four Bedroom Detached Family Home.
- Recently Renovated & Beautifully Appointed
- Gas Central Heating & Aluminium Double Glazing for Energy Efficiency
- Four Reception Rooms Providing Ample Living Space
- Stunning Open Plan Living / Kitchen / Dining Area
- Guest Cloakroom & Utility
- Principal Bedroom with En-Suite Shower Room
- Two Additional Bedrooms Both Having Access to Stylish Balcony
- Block Paved Driveway & Single Garage
- Landscaped Contemporary Style Gardens







## Summary

**\*\*Due to the level of interest we have received for this property we are inviting best and final offers in writing by 11am on Friday 27th March to [derby@fletcherandcompany.co.uk](mailto:derby@fletcherandcompany.co.uk)\*\***

This modern, four-bedroom detached family home has undergone a considerable renovation programme and an extension, creating beautiful open-plan living spaces suitable for contemporary family life. It features gas-fired central heating and aluminium double glazing. The accommodation includes an entrance hall, guest cloakroom with WC, sitting room, home gym, office, a contemporary fitted kitchen with island unit and dining area, extensive living space with full length aluminium sliding doors and a feature skylight, as well as a utility room.

On the first floor is a semi-galleried landing leading to the principal bedroom with an en-suite shower room. There are three additional spacious bedrooms; two have aluminium doors opening to a stylish balcony. A refitted family bathroom boasts a quality four-piece suite. The property offers ample parking with block-paved driveway along with an integral garage and contemporary gardens at the rear that are perfect for outdoor dining and entertaining.

# F&C

## The Location

Located in the highly sought after area of Toton, this home provides easy access for commuting to both Derby and Nottingham. An early internal inspection is strongly recommended to fully appreciate it's size and style.

## Accommodation

### Ground Floor

The property can be entered via a secure composite door, with frosted glass and matching full-height side panel, leading into entrance hall.

### Entrance Hall

22'0" x 4'3" (6.73 x 1.32)

On entering the property, there is a welcoming entrance hall having wood-effect laminate flooring, feature oak-style nature wall, designer radiators, useful built-in clothes cupboard with mirror-fronted sliding door, hanging rail, shelving and ample storage. Return staircase with oak handrail and glass balustrade leading to the first floor landing, glazed crittall-style double doors opening to the kitchen/living/diner and designer doors leading through to guest cloakroom.



### Guest Cloakroom

Fitted with a stylish two-piece suite comprising of a wall mounted WC with concealed system and feature wood-effect splashback, wall-mounted wash hand basin with mixer tap and slate tiled splashback, continued wood-effect laminate flooring, designer radiator and an aluminium obscure glazed window to the side elevation.

### Gym

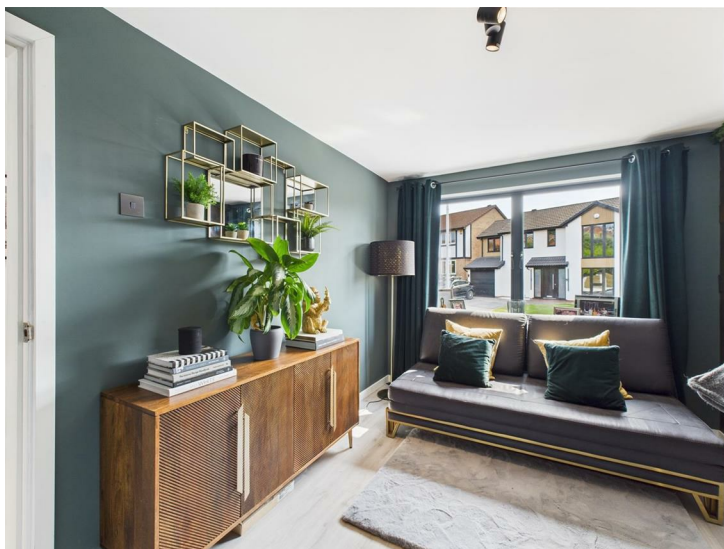
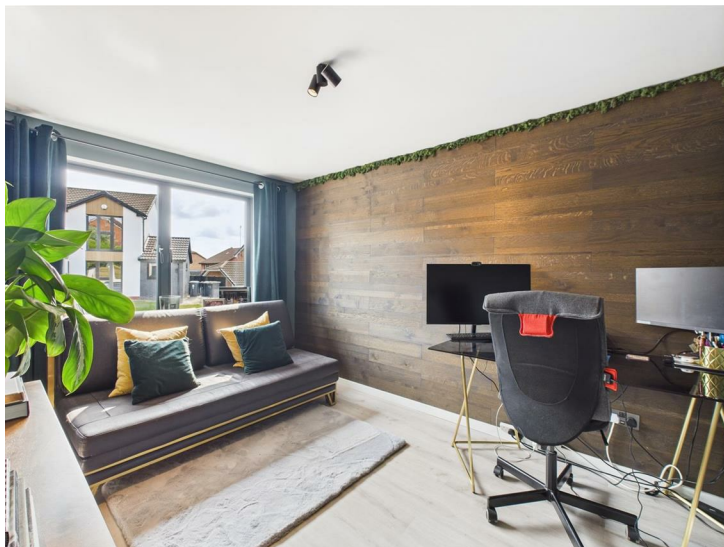
15'10" x 7'8" (4.84 x 2.35)

This useful and versatile reception room is currently used as a home gym, however, it would suit a variety of alternative uses. There is an aluminium feature window to the front elevation and door leading through into the garage.

## Second Sitting Room

12'0" x 8'8" (3.66 x 2.65)

A further versatile reception room, currently used as a home office and additional sitting room, with continued wood-effect laminate flooring, feature wood-panelled walling, designer radiator and an aluminium double-glazed window to the front elevation.



## Office

11'10" x 7'10" (3.63 x 2.40)

This well-appointed office benefits from a range of fitted base, eye level and full height cupboards with fitted shelving, providing ample storage space and access to the wall-mounted Worcester boiler. Feature oak-effect nature wall, continued wood-effect laminate flooring, designer radiator and an aluminium double glazed window to the rear elevation with matching door leading outside.





**Open Plan Kitchen Diner**  
22'1" x 12'9" (6.74 x 3.90)



### Kitchen Area

This stunning open-plan kitchen diner provides a superb feature to the home, ideal for modern family living, recently fitted with a range of contemporary handle-less base, eye level and drawer units with quartz work surface over, incorporating a one and a half bowl granite under mounted sink unit with stylish mixer tap and matching quartz upstand. There is a feature island unit with breakfast bar, having a range of continued base and drawer units, quartz work surface and a quality induction hob with built-in extractor fan. Integrated appliances include a double eye-level Bosch oven and combination microwave with warming drawer, integrated refrigerator and freezer and integrated dishwasher. Pull-out spice drawers and built-in waste bins. Continued oak effect nature wall, stylish recessed ceiling spotlights and continued oak wood effect laminate flooring continuing into a dining area.



### Dining Area

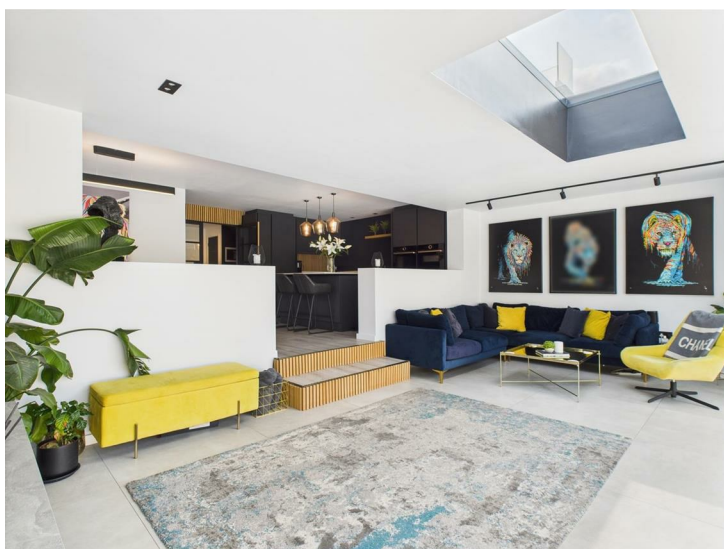
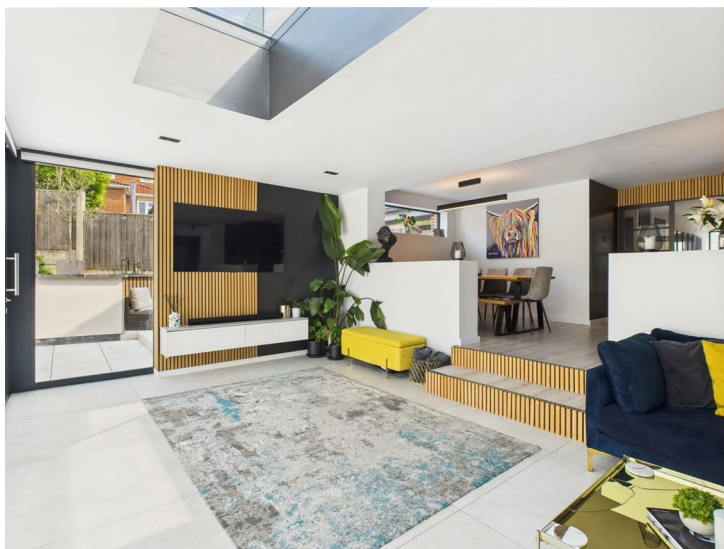
With feature full height designer radiator and aluminium double glazed window to side and steps leading down into open plan living room.



## Living Room

21'8" x 12'0" (6.61 x 3.68)

This spacious and stylish living space provides a versatile area suitable for a variety of layouts with full-width aluminium double glazed sliding doors and matching corner window opening to the outside space, ideal for outdoor dining and entertaining. Feature roof lantern, oak effect nature wall, quality tiled flooring with electric underfloor heating and recessed ceiling spotlights.



## Utility Room

8'3" x 4'3" (2.52 x 1.32)

The utility room has a range of base, eye level and drawer units with work surface over, incorporating a single bowl stainless steel sink unit with swan neck mixer tap and hose and complementary tiling splashback. Built-in wine rack and shelving. Feature ceiling-mounted clothes dryer, extractor fan and plumbing for an automatic washing machine. There is continued wood effect laminate flooring and a designer radiator.

## First Floor



### **Landing**

8'7" x 5'4" (2.62 x 1.64)

On the first floor there is a generous semi-galleried landing with airing cupboard housing the hot water tank, aluminium double glazed frosted window to side, access to the loft space with pull-down ladder, power, light and laid with boarded floor providing useful storage, wall mounted designer radiator and stylish doors leading through to principal bedroom.

### **Principal Bedroom**

12'2" x 11'8" (3.73 x 3.56)

A well-proportioned principal bedroom having a designer radiator, recessed ceiling spotlights, aluminium double glazed window to the front elevation and door leading through to en-suite shower room.



### **En-Suite Shower Room**

8'1" x 2'8" (2.47 x 0.83)

A stylish en-suite shower room fitted with a three-piece suite comprising a recessed shower cubicle with waterfall style showerhead and glass door, wall mounted designer frosted glass wash basin with stainless steel base and matching mixer tap, wall mounted WC with concealed system and full tiling to walls with feature recess providing useful storage. Matching tiled flooring, recessed ceiling spotlights and fitted extractor fan.



### Bedroom Two

10'9" x 10'2" (3.30 x 3.10)

Having the advantage of a fitted wardrobe providing ample hanging space and useful storage with matching dressing table and drawer unit. Recessed ceiling spotlights, wood effect laminate flooring, designer radiator and double glazed aluminium bifold doors leading out onto the balcony, providing a fantastic feature to the home ideal for use as a seating area with artificial grass base, frosted glass and cable balustrade all enjoying views across the garden.



### Bedroom Three

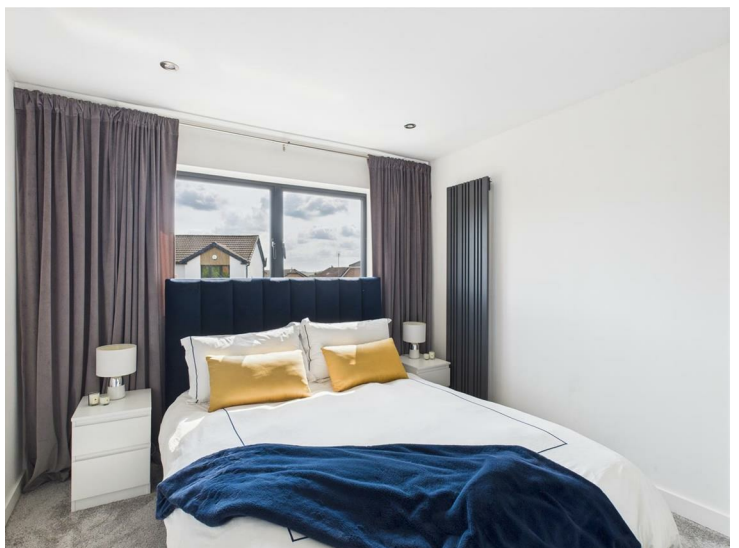
11'10" x 9'9" (3.62 x 2.99)

A further well-proportioned double bedroom with designer radiator, recessed ceiling spotlights and an aluminium double glazed window to the front elevation.

### Bedroom Four

10'9" x 9'7" (3.30 x 2.93)

Benefiting from a fitted suite comprising of a wardrobe with ample hanging space and useful storage with matching dressing table and drawer unit, wood effect laminate flooring, recessed ceiling spotlights, designer radiator and double glazed aluminium bifold doors leading out onto the balcony.



## Family Bathroom

8'9" x 6'4" (2.68 x 1.95)

A well-appointed and stylish family bathroom fitted with a quality four piece suite comprising of a tile sided bath, generous shower enclosure with waterfall style showerhead and separate hose, tiled niche providing useful storage, wall mounted vanity wash hand basin with drawer below and a wall mounted WC with concealed system. Having full height tiling to walls with feature niche, LED lighting, complementary tiled flooring, recessed ceiling spotlights, designer heated towel rail and an aluminium double glazed frosted window to the side elevation.

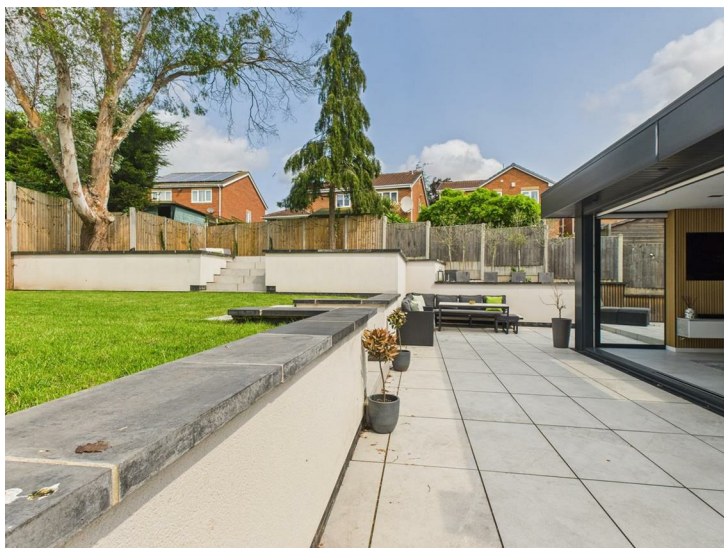




## Outside

To the front of the property there is ample off-road parking with a block paved driveway providing access to a single integral garage with electric up and over door, power, light, additional boarded space above and light on stepped pathway to the front entrance door. Feature boundary wall with stylish fencing, timber gate and block-paved pathways to each side providing access to the rear garden.

To the rear of the home there is a delightful generous garden. Firstly, having an extensive tiled patio area providing ample space for outdoor dining and entertaining which continues to the side of the home with raised feature beds and power for hot tub. Tiled steps lead into the garden, which is principally laid to lawn, with brick edge border and further steps lead to an additional lawn garden with tiled seating area and a variety of specimen trees, all enjoying a degree of privacy with timber screen fencing.



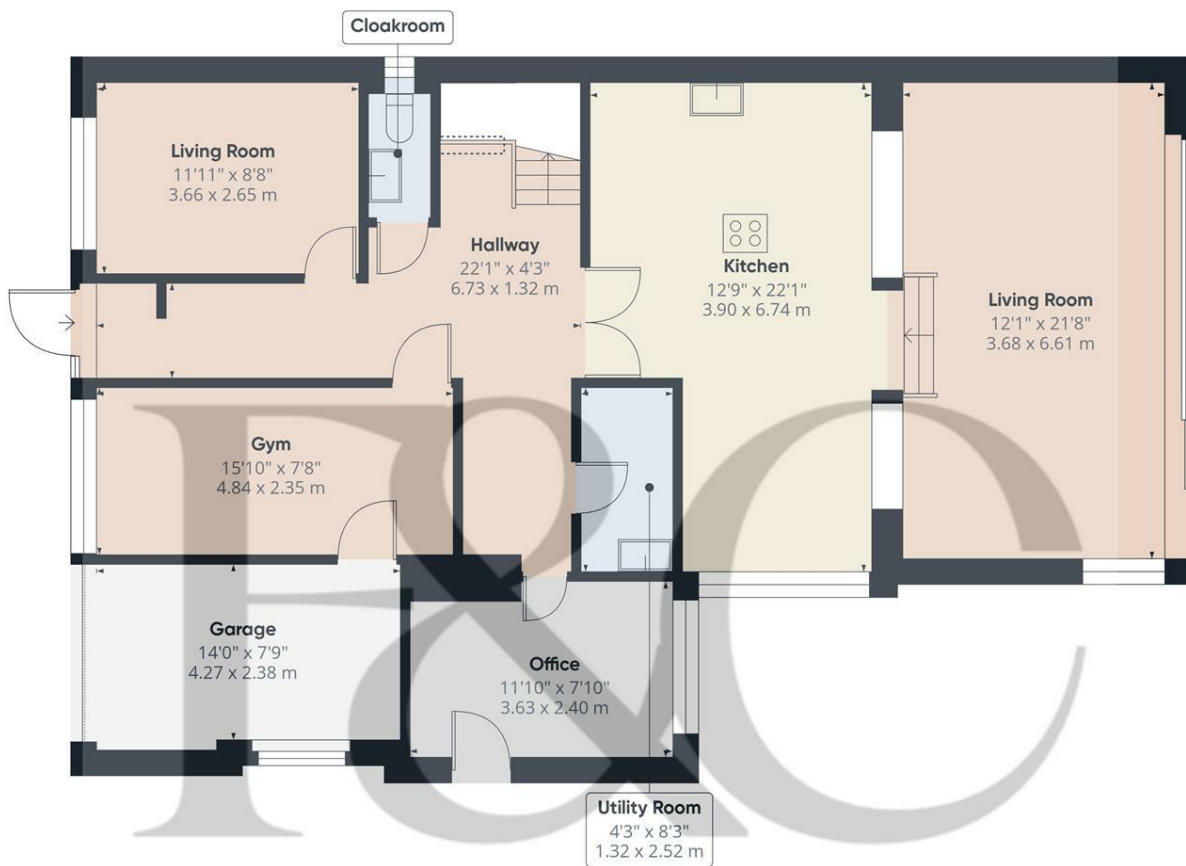


## Council Tax Band D



### Note

To comply with the Estate Agency Act 1979, please note that the owners of the property are related to the directors of Fletcher and Company.



Floor 0

Approximate total area<sup>®</sup>

1227 ft<sup>2</sup>  
113.9 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

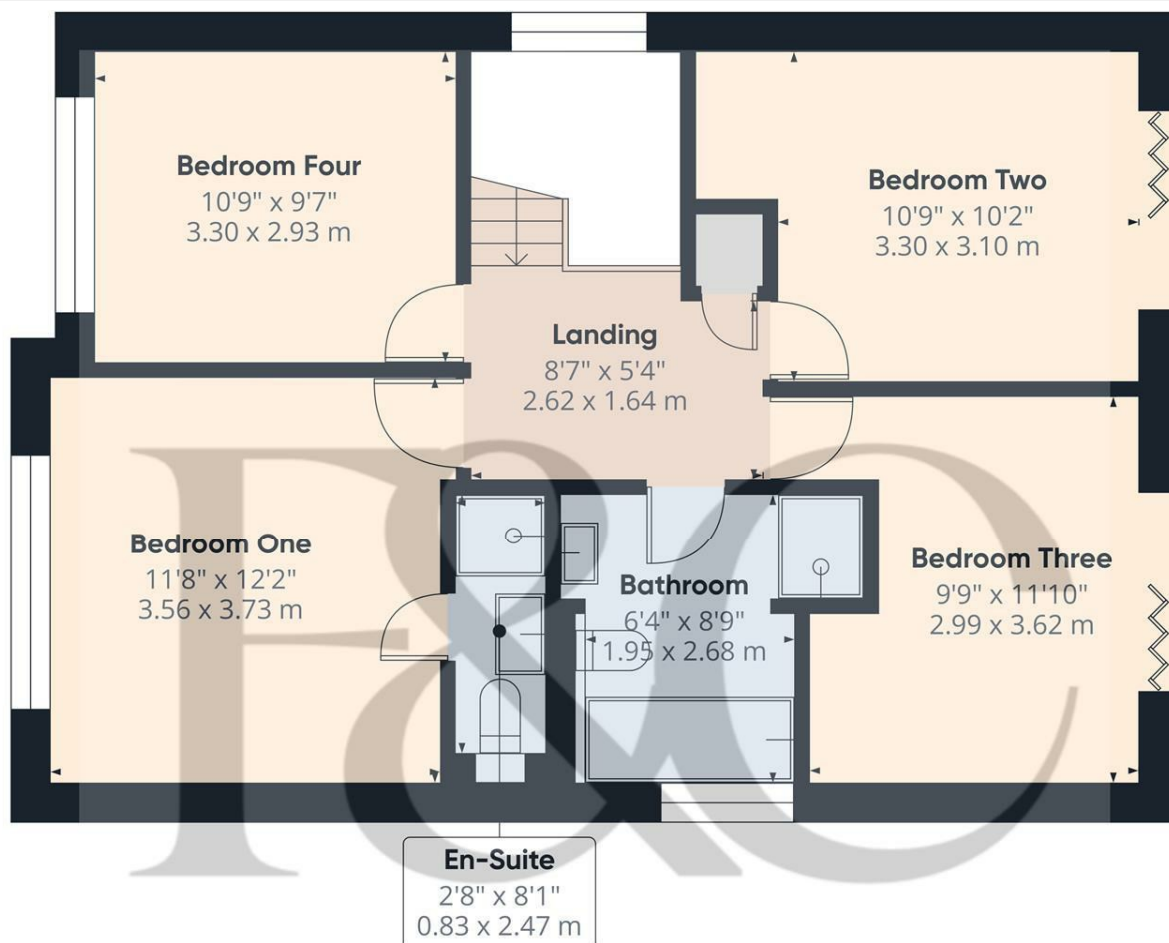
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>®</sup>

633 ft<sup>2</sup>  
58.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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7 Bridgnorth Way  
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NG9 6LH

Council Tax Band: D  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	