

HoldenCopley

PREPARE TO BE MOVED

Chetwynd Road, Toton, Nottinghamshire NG9 6FW

£270,000

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WELL-PRESENTED THROUGHOUT...

Welcome to this beautifully presented three-bedroom end-terraced house, ideally located in the popular area of Toton. This property is within easy reach of various local amenities, including the Attenborough Nature Reserve, excellent schools, and regular transport links. The property also benefits from having scope to extend making it the perfect family home! As you enter, you are greeted by a spacious reception room, providing a warm and inviting atmosphere for relaxation and entertaining. Next, you will find the modern kitchen diner, perfect for all your culinary needs and family gatherings. The kitchen diner opens into a bright and airy conservatory, offering a lovely space to enjoy views of the rear garden throughout the year. The upper level comprises two generous double bedrooms and a comfortable single bedroom, ensuring ample space for a growing family or guests. Completing the layout is a stylish and well-appointed bathroom, designed with modern fixtures and fittings for your convenience. To the front of the property, a driveway provides off-road parking for multiple cars, complemented by a variety of plants and shrubs that add to the home's kerb appeal. The rear garden is south facing with generous, enclosed space featuring a patio seating area for outdoor dining, a well-maintained lawn, and a range of plants and shrubs including established apple trees, creating a peaceful outdoor retreat.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Conservatory
- Stylish Bathroom
- Driveway
- Well-Presented Throughout
- Scope To Extend
- Popular Location





GROUND FLOOR

Entrance Hall

3'4" x 3'10" (1.02m x 1.17m)

The entrance hall has carpeted flooring, a radiator and a single composite door providing access into the accommodation.

Living Room

13'0" x 13'6" (3.98m x 4.14m)

The living room has laminate wood-effect flooring, a radiator, a feature fireplace and a UPVC double-glazed window to the front elevation.

Kitchen Diner

8'8" x 16'6" (2.65m x 5.05m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine & dishwasher, partially tiled walls, recessed spotlights, an in-built storage cupboard that houses the tumble dryer, a radiator, tiled flooring, double French doors providing access to the conservatory and double French doors opening out to the rear garden.

Conservatory

12'8" x 8'1" (3.87m x 2.48m)

The conservatory has laminate wood-effect flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

3'7" x 5'11" (1.11m x 1.82m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a drop down ladder, the loft also houses the Worcester boiler.

Master Bedroom

12'0" x 8'7" (3.68m x 2.62m)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9'7" x 10'2" (2.93m x 3.10m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Three

7'8" x 8'11" (2.35m x 2.73m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

6'8" x 6'6" (2.05m x 2.00m)

The bathroom has a concealed low level flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, an in-built storage cupboard, tiled walls, an extractor fan, laminate flooring and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, shared gated access to the rear, a range of plants and shrubs and fence panelling boundary.

Rear

To the rear of the property is a south facing enclosed generous sized rear garden with a paved patio area, a lawn, a range of plants and shrubs including established apple trees, a shed, an outdoor tap, outdoor power sockets, fence panelling and hedge boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

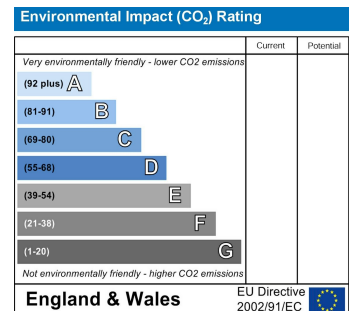
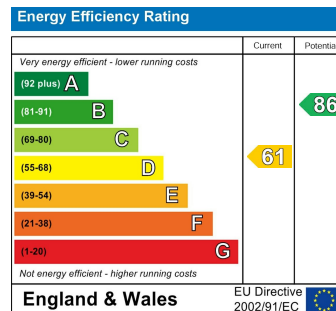
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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