

HoldenCopley

PREPARE TO BE MOVED

Erdington Way, Toton, Nottinghamshire NG9 6JY

£395,000

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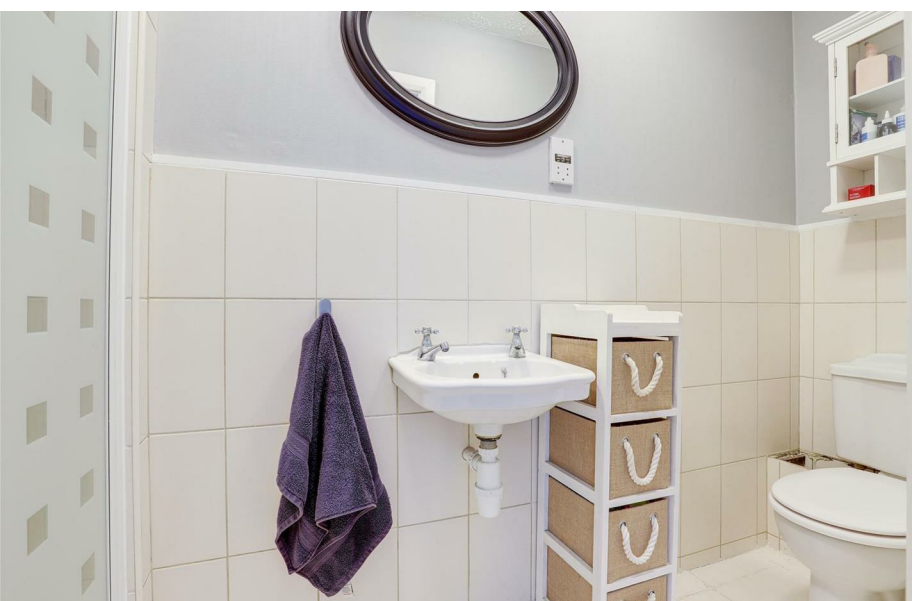


SPACIOUS FAMILY HOME...

Welcome to this four-bedroom detached house, perfect for a family seeking a spacious and well-maintained home. Situated in the popular location of Toton, this property benefits from a range of local amenities, including shops, eateries, excellent transport links, and is within the catchment of local schools. Upon entering, you are greeted by a generously sized reception room, ideal for family gatherings and relaxation. The modern kitchen diner is the heart of the home, featuring integrated appliances. This contemporary space not only offers ample room for cooking and meal preparation but also serves as a central gathering spot for family and friends. The bi-folding doors that open out to the rear garden, creating a seamless indoor-outdoor living experience. The ground floor is complete with a utility room and a convenient W/C. Upstairs, you will find three double bedrooms and a single bedroom. The main bedroom boasts an en-suite bathroom, while the family bathroom serves the remaining bedrooms, ensuring comfort and privacy for all residents. Outside, the front of the property offers a driveway providing off-road parking for multiple cars and access to the garage, which offers ample storage space. The front garden is adorned with a variety of plants and shrubs, enhancing the property's kerb appeal. The enclosed rear garden features an artificial lawn, a gravel seating area, and raised borders with a selection of plants and shrubs, providing a private and serene outdoor space.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- En-Suite & Stylish Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

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

W/C

2'9" x 5'4" (0.85m x 1.64m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, a tiled splash back, an extractor fan, tiled flooring and a obscure window to the side elevation.

Living Room

15'5" x 15'9" (4.70m x 4.81m)

The living room has carpeted flooring, two radiators and a UPVC double-glazed bow window to the front elevation.

Kitchen Diner

12'9" x 24'1" max (3.90m x 7.35m max)

The kitchen diner has a range of fitted base and wall units with worktops & splash backs, a sink and a half with a drainer and a swan neck mixer tap, an integrated Neff oven and combi oven, induction hob, integral fridge/freezer, wine cooler & dishwasher, two vertical radiators, wood-effect flooring, a UPVC double-glazed window to the rear elevation and bi-folding doors providing access to the rear garden.

Utility Room

4'4" x 5'11" (1.34m x 1.81m)

The utility room has fitted units, wood-effect flooring and access to the garage.

FIRST FLOOR

Landing

6'7" x 20'1" (2.01m x 6.14m)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting.

Master Bedroom

9'10" x 12'6" (3.02m x 3.82m)

The main bedroom has carpeted flooring, a radiator, access to the en-suite and two UPVC double-glazed windows to the rear elevation.

En-Suite

2'9" x 9'10" (0.86m x 3.02m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, partially tiled walls, an extractor fan and tiled flooring.

Bedroom Two

7'4" x 17'0" (2.24m x 5.20m)

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

Bedroom Three

8'5" x 8'9" (2.59m x 2.68m)

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

Bedroom Four

8'7" x 6'8" (2.62m x 2.04m)

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

Bathroom

8'10" x 7'3" (2.71m x 2.21m)

Closet

3'2" x 5'5" (0.98m x 1.67m)

The closet has carpeted flooring, an extractor fan and ample storage space.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, gated access to the rear garden, courtesy lighting and a range of plants and shrubs.

Garage

7'11" x 15'7" (2.43m x 4.76m)

The garage has a wall-mounted boiler, courtesy lighting, power supply, ample storage space and an up-and-over door.

Rear

To the rear is an enclosed garden with an artificial lawn, raised bedding borders with plants and shrubs, a gravel patio area, a paved patio area and fence panelling boundary.

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band D

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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

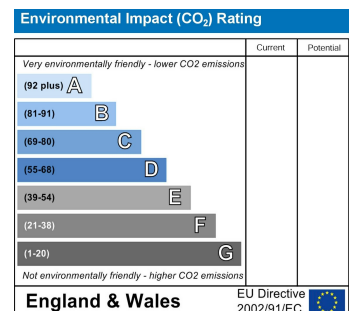
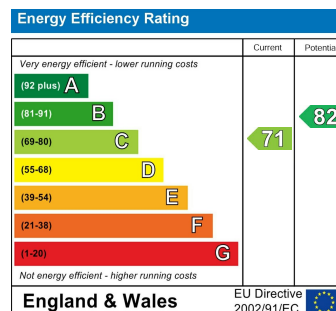
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

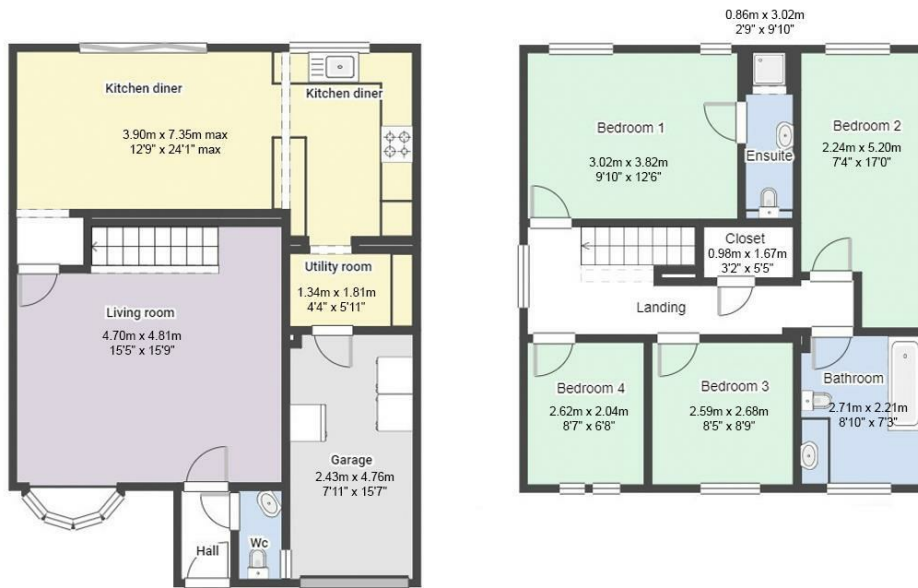
Any Legal Restrictions – No

Other Material Issues – No



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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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