

HoldenCopley

PREPARE TO BE MOVED

Chetwynd Road, Toton, Nottinghamshire NG9 6FT

£450,000

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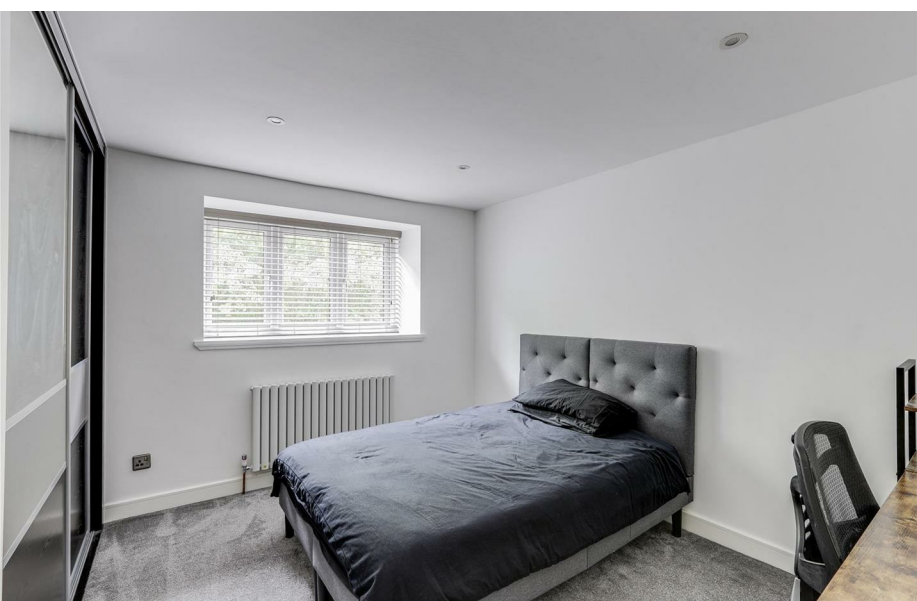


LOCATION LOCATION LOCATION...

This beautifully presented four-bedroom link detached house offers spacious and modern accommodation, making it the perfect family home for buyers looking to move straight in. Situated in a highly desirable location, this property is within close proximity to a range of local amenities, including the picturesque Attenborough Nature Reserve, shops, excellent transport links and well-regarded school catchments. Upon entering the property, you'll be welcomed by an entrance hall leading to a convenient W/C. The ground floor boasts a generously sized living room, perfect for family gatherings and a dining room, ideal for hosting dinners. The modern fitted kitchen is a standout feature, offering sleek countertops and ample storage, with an adjacent utility room providing extra space for household tasks. Completing the ground floor is an integral garage, offering additional storage or potential for further conversion. Upstairs, the first floor presents four well-proportioned bedrooms, including a master suite with its own en-suite shower room, providing a private retreat. The other bedrooms are serviced by a luxurious four-piece bathroom suite. The property also benefits from access to a loft, providing even more storage options. Outside, the front of the property features a driveway, offering ample parking space, while the rear of the property boasts a private, low-maintenance garden with artificial grass and a patio area, perfect for outdoor entertaining or enjoying a quiet moment of peace. This stunning property is a rare find, offering a blend of space, style and convenience, making it an ideal choice for families seeking a ready-to-move-in home in a prime location.

MUST BE VIEWED





- Link Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Utility Room
- Ground Floor W/C
- Integral Garage
- Stylish Four Piece Bathroom Suite & En-Suite
- Driveway
- Private Low Maintenance Rear Garden





GROUND FLOOR

Entrance

7'5" x 4'5" (2.28m x 1.35m)

The entrance has wood-effect flooring, carpeted stairs, a radiator, recessed spotlights and a single composite door providing access into the accommodation.

W/C

5'4" x 4'4" (1.65m x 1.34m)

This space has a low level flush W/C, a pedestal wash basin, tiled flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

Living Room

16'11" x 13'1" (max) (5.18m x 3.99m (max))

The living room has wood-effect flooring, recessed spotlights and open access to the dining room.

Dining Room

22'2" x 9'6" (6.76m x 2.92m)

The dining room has tiled flooring, a radiator, recessed spotlights, open access to the kitchen, space for a dining table set and bi-folding doors providing access out to the garden.

Kitchen

21'6" x 9'4" (6.57m x 2.85m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, a ceramic hob with a built-in downward extractor fan, a stainless steel inset sink and a half with a drainer and a swan neck mixer tap, tiled flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

Utility Room

8'2" x 5'9" (2.50m x 1.76m)

The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring, a radiator, recessed spotlights, access into the garage, a UPVC double-glazed window to the rear elevation and a single composite door providing access out to the garden.

Garage

16'0" x 8'2" (4.89m x 2.51m)

The garage has lighting, power sockets, a wall-mounted boiler and an up and over garage door.

FIRST FLOOR

Landing

9'3" x 8'7" (max) (2.83m x 2.63m (max))

The landing has carpeted flooring, access to the partially boarded loft, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

14'9" x 10'0" (max) (4.52m x 3.07m (max))

The main bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a vertical radiator, built-in sliding door wardrobes, recessed spotlights and access to the en-suite.

En-Suite

7'6" x 4'7" (2.31m x 1.40m)

The en-suite has a low level concealed flush W/C, a wash basin with fitted storage, a walk-in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a radiator, a recessed spotlight and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'11" x 10'0" (max) (3.65m x 3.05m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, built-in mirrored sliding door wardrobes and recessed spotlights.

Bedroom Three

10'1" x 9'7" (max) (3.09m x 2.94m (max))

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

Bedroom Four

9'4" x 6'11" (2.86m x 2.12m)

The fourth bedroom has a UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator and recessed spotlights.

Bathroom

9'7" x 5'8" (2.93m x 1.75m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a chrome heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a large block paved driveway.

Rear

To the rear of the property is a garden with a fence panelled boundary, a patio, artificial grass and an outdoor power socket.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

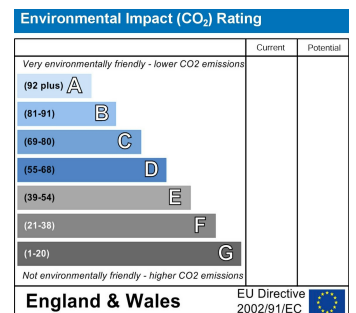
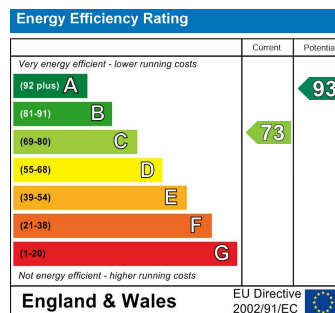
The vendor has advised the following:

Property Tenure is Freehold

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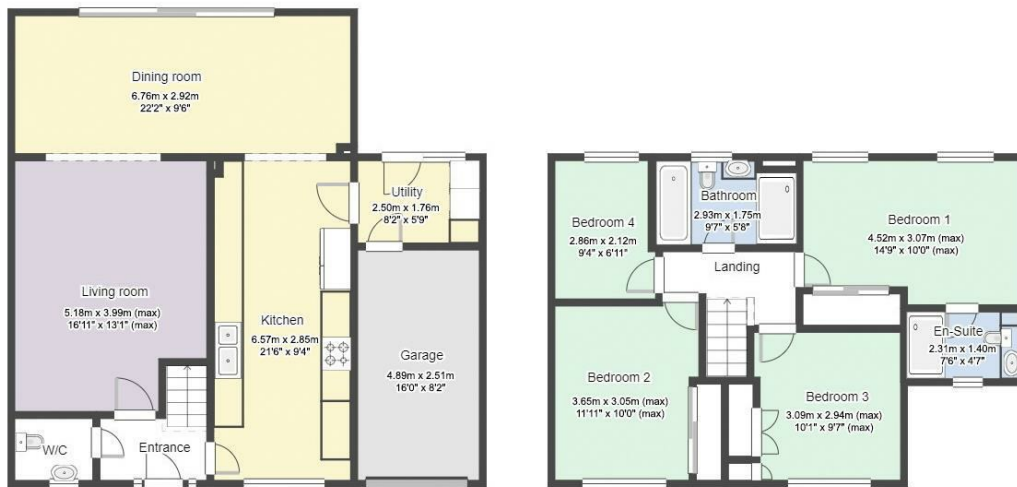
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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