

# HoldenCopley

PREPARE TO BE MOVED

Whitburn Road, Toton, Nottinghamshire NG9 6HP

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£375,000

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## SEMI DETACHED HOUSE..

This generous semi-detached family home offers ample space and is situated in a prime location, ideal for families and commuters. Located near highly regarded local schools and within easy reach of the A52 and M1, the property combines convenience with a welcoming, family-friendly environment. As you enter, an inviting entrance hall guides you into a bright, spacious living room, perfect for relaxation and family gatherings. Adjacent to the living area, the modern, open-plan kitchen diner is well-equipped and thoughtfully designed, featuring a central island, a breakfast bar, and ample room for a dining table. The kitchen flows seamlessly into a conservatory. The conservatory's double French doors open directly onto the rear garden, allowing easy indoor-outdoor living. Off the kitchen, there is a useful utility room with direct access to the garage and a convenient ground-floor W/C. The layout also includes a versatile office, providing a quiet workspace with its own access to the rear garden. The first floor presents four bedrooms, two of which are fitted with wardrobes for extra storage. This floor also includes a well-appointed three-piece bathroom suite and an additional shower room, catering to the needs of a growing family and adding convenience to daily routines. Outside, the front of the property boasts a block-paved driveway, providing off-street parking and access to the garage. The rear garden is a wonderful outdoor space, fully enclosed for privacy and featuring a mix of thoughtfully landscaped areas. A patio area provides an ideal spot for outdoor dining and relaxation, complemented by a fish pond and a neatly maintained lawn with borders planted with a variety of shrubs and bushes. At the back of the garden, a raised seating area covered by a pergola offers a shaded retreat, perfect for enjoying the outdoors in any weather. Additional features include a garden shed and a fully fenced boundary.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Living Room
- Fitted Kitchen Diner
- Conservatory & Office
- Three-Piece Bathroom Suite & Shower Room
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

16'11" x 6'5" (max) (5.16m x 1.97m (max))

The entrance hall has luxury vinyl flooring, carpeted stairs, a wall-mounted alarm keypad, a column radiator, and a UPVC door providing access into the accommodation.

### Living Room

17'5" x 11'6" (max) (5.31m x 3.51m (max))

The living room has a UPVC double glazed semi-bay window to the front elevation, a TV point, a recessed chimney breast alcove with a log burner, and carpeted flooring.

### Kitchen/Diner

18'4" x 16'11" (max) (5.60m x 5.17m (max))

The kitchen diner has a range of modern fitted base and wall units with worktops, a central island and breakfast bar, an under-mounted sink with a mixer tap, two integrated ovens, a ceramic hob and extractor fan, recessed spotlights, a column radiator, space for a dining table, tiled splashback, luxury vinyl flooring, a UPVC double glazed window, and open access into the conservatory and utility room.

### Utility

9'1" x 7'11" (max) (2.77m x 2.43m (max))

The utility room has fitted base units with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, a wall-mounted boiler, a radiator, and wood-effect flooring.

### W/C

4'9" x 3'1" (1.45m x 0.95m )

This space has a low level flush W/C, a wall-mounted wash basin, an extractor fan, and wood-effect flooring.

### Conservatory

16'0" x 8'9" (max) (4.89m x 2.69m (max))

The conservatory has luxury vinyl flooring, UPVC double glazed windows to the rear elevation, Velux windows, and double French doors opening to the rear garden.

### Office

12'3" x 7'10" (max) (3.75m x 2.40m (max))

The office has wood-effect flooring, a radiator, UPVC double glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

## FIRST FLOOR

### Landing

7'4" x 6'4" (2.25m x 1.95m )

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

### Bedroom One

13'5" x 11'6" (max) (4.11m x 3.53m (max))

The first bedroom has a UPVC double glazed semi-bay window to the front elevation, a radiator, fitted wardrobes and overhead cupboards, and carpeted flooring.

### Bedroom Two

12'0" x 11'7" (max) (3.67m x 3.55m (max))

The second bedrooms has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes and overhead cupboards, and carpeted flooring.

### Bedroom Three

14'1" x 7'10" (4.31m x 2.41m )

The third bedrooms has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

### Bedroom Four

15'2" x 12'1" (max) (4.64m x 3.70m (max))

The fourth bedroom has two UPVC double glazed windows to the front elevation, two radiators, an in-built cupboard, recessed spotlights, and carpeted flooring.

### Bathroom

8'1" x 6'4" (max) (2.47m x 1.94m (max))

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a freestanding bath with decorative feet and a central mixer tap with a handheld shower fixture, an in-built cupboard, a radiator, partially tiled walls, and tiled flooring.

### Shower Room

6'0" x 5'1" (max) (1.84m x 1.57m (max))

The shower room has a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower, a radiator, recessed spotlights, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a block paved driveway, and access to the garage.

### Garage

16'11" x 8'1" (max) (5.18m x 2.48m (max))

The garage has a door providing access into the utility room, lighting, ample storage, and an up-and-over door opening to the driveway.

### Rear

To the rear of the property is a spacious enclosed rear garden with an outside tap, a patio with a fish pond, a lawn, planted borders with plants, shrubs and bushes, a raised seating area with a Pergola, a shed, and a fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 - Gedling Borough Council - Band

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:

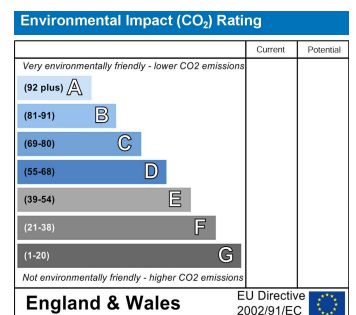
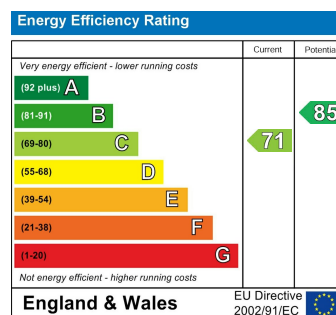
Property Tenure is Freehold

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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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