

HoldenCopley

PREPARE TO BE MOVED

Banks Road, Toton, Nottinghamshire NG9 6HE

£325,000

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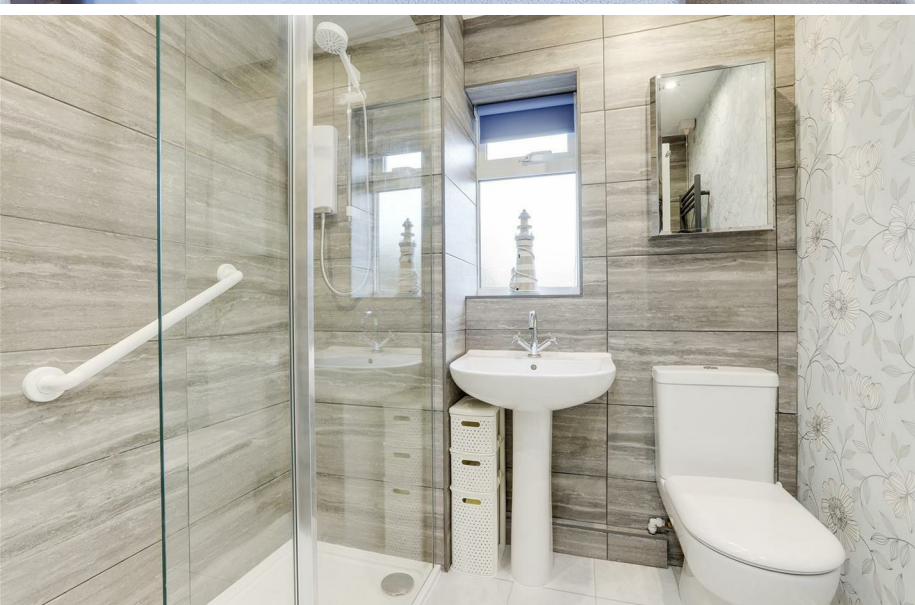


LOCATION, LOCATION, LOCATION...

Nestled in a peaceful location in Toton, next to the picturesque Toton Fields Nature Reserve and surrounded by scenic countryside, this well-presented two-bedroom detached bungalow offers a tranquil and convenient lifestyle. The property is move-in ready, featuring a welcoming entrance hall that leads to a bright and airy bay-fronted living and dining room, perfect for both relaxing and entertaining. A well-appointed fitted kitchen provides ample space for culinary creativity, while a modern shower suite ensures comfort and style. With two spacious double bedrooms and generous storage options, this bungalow offers all the practicalities for modern living. Outside, the front driveway provides access to the garage, while the rear 'L' shaped garden offers multiple seating areas to enjoy the outdoors, along with a useful shed for additional storage. The property benefits from being close to local amenities, transport links, and the beauty of the surrounding countryside, making it an ideal home for those seeking peace and convenience.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Spacious Living & Dining Room
- Fitted Kitchen
- Modern Shower Suite
- Ample Storage Space
- Driveway & Garage
- Fantastic-Sized Garden
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

6'0" x 4'0" (1.83m x 1.24m)

The entrance hall has wood-effect flooring, an in-built cupboard, a UPVC double-glazed window to the front elevation, and a single UPVC door with a stained-glass insert providing access into the accommodation.

Living / Dining Room

18'8" x 11'11" (max) (5.71m x 3.65m (max))

The living and dining room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, coving to the ceiling, a TV point, a radiator, and a feature fireplace with a decorative surround.

Kitchen

10'11" x 7'3" (max) (3.34m x 2.22m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, tiled flooring, a radiator, coving to the ceiling, an in-built pantry cupboard, a UPVC double-glazed window to the side elevation, and a single UPVC door providing side access.

Corridor

6'7" x 3'7" (2.02m x 1.10m)

The corridor has wood-effect flooring, coving to the ceiling, and an in-built cupboard.

Bedroom One

12'5" x 9'0" (max) (3.79m x 2.75m (max))

The first bedroom has carpeted flooring, coving to the ceiling, a radiator, a fitted sliding mirrored door wardrobe, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the garden.

Bedroom Two

10'3" x 8'5" (3.14m x 2.57m)

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

Shower Suite

6'5" x 6'3" (max) (1.97m x 1.92m (max))

This space has a low level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower, a grab handle, a heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, courtesy lighting, a lawned area, and gated entry to the side and rear garden.

Garage

18'0" x 8'7" (5.50m x 2.63m)

The garage has lighting, power points, a single door to the rear garden, and an up and over door opening out onto the front driveway.

Rear

To the side and rear of the property is a private enclosed garden with a patio area, a lawn, gravelled areas, a decking area, a timber-built shed, a greenhouse, a range of plants and shrubs, courtesy lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps

(upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low risk for surface water / very low for rivers & the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C

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.

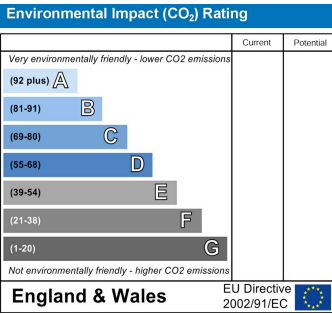
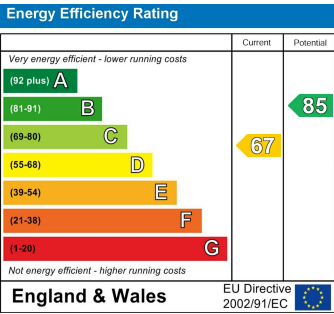
The vendor has advised the following:

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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