

HoldenCopley

PREPARE TO BE MOVED

Raeburn Drive, Toton, Nottinghamshire NG9 6LF

Offers Over £600,000

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PREPARE TO BE IMPRESSED...

This unique five-bedroom detached house has been completely rebuilt, renovated and extended to create a stunning, spacious and beautiful home. Presented to a very high standard throughout, the property boasts premium fixtures and fittings including Ideal Standard sanitary ware in all bathrooms, Karndean flooring or 100% wool carpets, a Stephen Christopher kitchen with a full suite of Siemens integrated appliances, 'Sliderobe' fitted wardrobes, recessed LED spotlights, roll-top column radiators, Cat6 connectivity with Wi-Fi extender, and fitted Erewash blinds to the bi-fold doors and windows. The home also benefits from a new roof, owned solar panels with individual optimisation, and a combi boiler with iBoost heating system. Internally, the ground floor comprises an entrance hall with cloak storage, a WC and a home office. The spacious living room features a built-in gas fireplace and aluminium bi-folding doors opening onto the garden. Pocket doors lead from the hallway into a high-specification kitchen complete with a central island breakfast bar and bi-folding doors into the dining area – perfect for family living and entertaining. Upstairs there are five double bedrooms. The principal bedroom includes a walk-in wardrobe and stylish en-suite, while the second bedroom also benefits from its own en-suite. The fourth bedroom opens into the fifth via hardwood bi-folding doors, offering versatility for use as an extended bedroom, dressing room or additional workspace. A sleek four-piece family bathroom completes the first floor. Outside, a Marshall's cobbled driveway offers parking for four cars and access to the garage, while the rear garden is designed for low maintenance with a ceramic patio, astroturf lawn, and a large timber shed.

MUST BE VIEWED





- Completely Rebuilt & Renovated Detached House
- Five Double Bedrooms
- Steven Christopher Fitted Breakfast Kitchen
- Two Reception Rooms & Office
- Three Sanitaryware Bathroom Suites & Ground Floor WC
- Driveway For Multiple Cars
- Low Maintenance Landscaped Garden
- Owned Solar Panels for Optimised Performance
- Integral Garage & Ample Storage Space
- Sought-After Location





LOCATION

Set in the sought-after area of Toton, this home is just moments from the beautiful Erewash Valley Trail and Attenborough Nature Reserve – ideal for walkers and families alike. The property is also conveniently located near the start of the Nottingham tram line, providing direct access to mainline train stations and Nottingham City Centre. The M1, A52 and nearby amenities including reputable schools and local supermarkets are also within easy reach.

GROUND FLOOR

Entrance Hall

5'10" x 5'6" (1.79m x 1.70m)

The entrance hall features Kardean flooring, fitted sliderobes, a wall-mounted digital alarm panel, obscure UPVC double-glazed windows to the front, and a composite door providing access into the property.

WC

4'11" x 3'2" (1.50m x 0.98m)

This space includes a low level dual flush WC, a pedestal wash basin with tiled splashback, Kardean flooring, a roll top column radiator, and a circular obscure double-glazed window to the front.

Hall

21'4" x 3'2" (6.51m x 0.97m)

The inner hall features Kardean flooring, a roll top column radiator, carpeted stairs, a built-in under-stair cupboard, a wall-mounted digital thermostat, and double pocket doors to exceptional open plan kitchen diner and living space.

Office

9'10" x 8'7" (3.00m x 2.63m)

The office includes a UPVC double-glazed window to the side elevation, Kardean flooring, a roll-top column radiator, Cat6 connectivity, and a TV point.

Living Room

20'0" x 15'11" (6.12m x 4.87m)

The living room has 100% wool carpeted flooring, two roll-top column radiators, Cat6 connectivity, a TV point, a built-in gas fireplace, and aluminium bi-folding doors leading out to the rear garden.

Kitchen Diner

27'5" x 16'5" (8.37m x 5.01m)

The kitchen is fitted with a range of sleek, handleless base and wall units with granite worktops, a central island featuring matching granite surfaces and a solid oak breakfast bar, and an undermount sink with a Zip Water filtered 3-in-1 chrome hot tap and draining grooves. Integrated Siemens appliances include two built-in ovens, a microwave combi-oven, a double Bora induction hob with a downward extractor, a dishwasher, and full-height separate Siemens fridge and freezer positioned either side of the ovens, along with a built-in wine fridge. The space also boasts a striking double tray ceiling with colour-changing LED lighting, recessed spotlights, Kardean flooring, a vertical roll top radiator, Cat6 connectivity, TV point, a UPVC double-glazed window to the side, and aluminium bi-folding doors opening out to the rear garden.

Dining Room

15'11" x 7'9" (4.87m x 2.37m)

The dining room features a UPVC double-glazed window to the front elevation, Kardean flooring, and a sleek vertical roll top radiator.

Garage

13'10" x 8'2" (4.22m x 2.51m)

The garage houses the combi boiler and separate hot water cylinder, which is connected to the owned solar panels via an iBoost system to maximise energy efficiency. There is also space and plumbing for a washing machine, space for a tumble dryer, a UPVC double-glazed obscure window to the side elevation, lighting, power points, and an up-and-over door leading out to the front driveway.

FIRST FLOOR

Landing

15'4" x 13'4" (4.69m x 4.07m)

The landing features a UPVC double-glazed obscure window to the side elevation, 100% wool carpeted flooring, a roll top column radiator, a built-in cupboard, and access to the boarded loft with lighting via a drop-down ladder, while providing access to the first floor accommodation.

Bedroom One

16'0" x 11'7" (4.88m x 3.55m)

The first bedroom includes two UPVC double-glazed windows to the front elevation, 100% wool carpeted flooring, a roll-top column radiator, Cat6 connectivity, a TV point, and access to both the walk-in wardrobe and en-suite.

En-Suite

7'4" x 6'6" (2.25m x 2.00m)

The en-suite features Ideal Standard sanitaryware, including a low-level dual flush WC and pedestal wash basin, along with an electrical shaving point and a recessed LED mirrored double bathroom cabinet. There is a large walk-in shower fitted with a dual rainfall showerhead, Mermaid waterproof panelling, and a chrome heated towel rail. The space is finished with Kardean flooring, recessed LED spotlights, an extraction fan, and a UPVC double-glazed obscure window to the front elevation.

Walk-In Wardrobe

8'8" x 7'3" (2.65m x 2.21m)

This space has fully fitted Sliderobe units with recessed LED lighting and a CCTV control point.

Bedroom Two

12'5" x 11'8" (3.79m x 3.57m)

The second bedroom includes a UPVC double-glazed window to the rear elevation, 100% wool carpeted flooring, recessed LED spotlights, Sliderobe fitted sliding mirrored wardrobes, a roll-top column radiator, Cat6 connectivity, a TV point, and access into the second en-suite.

En-Suite Two

8'2" x 5'1" (2.50m x 1.55m)

The second en-suite features Ideal Standard sanitaryware, including a low-level dual flush WC, a vanity unit wash basin with storage, an electrical shaving point, a wall-mounted LED mirrored cabinet, a shower enclosure with overhead rainfall dual shower, Mermaid waterproof panelling, Kardean flooring, a chrome heated towel rail, recessed LED spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side.

Bedroom Three

16'0" x 8'4" (4.90m x 2.56m)

The third bedroom features a UPVC double-glazed window to the front elevation, 100% wool carpeted flooring, a roll-top column radiator, Cat6 connectivity, and a TV point.

Bedroom Four

13'8" x 10'8" (4.19m x 3.27m)

The fourth bedroom includes a UPVC double-glazed window to the rear elevation, 100% wool carpeted flooring, a roll-top column radiator, Cat6 connectivity, a TV point, Sliderobe fitted sliding mirrored wardrobes, and hardwood bi-folding doors opening into the fifth bedroom.

Bedroom Five

12'2" x 8'11" (3.73m x 2.72m)

The fifth bedroom features a UPVC double-glazed window to the side elevation, 100% wool carpeted flooring, a roll-top column radiator, Cat6 connectivity, and a TV point.

Bathroom

12'6" x 5'10" (3.82m x 1.80m)

The bathroom features Ideal Standard sanitaryware, including a low-level dual flush WC and pedestal wash basin, an electrical shaving point, and a recessed LED mirrored double bathroom cabinet. It comprises a panelled bath with wall-mounted taps, a large walk-in shower enclosure with a dual rainfall showerhead, finished with Mermaid waterproof panelling, a chrome heated towel rail, Kardean flooring, and partially tiled walls. Additional features include recessed LED spotlights, an extraction fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a Marshalls cobbled driveway providing off-street parking for four vehicles, access to the garage, external lighting, and gated side access on both sides of the property leading to the rear garden.

Rear

To the rear of the property is a private, enclosed garden featuring a wood-effect ceramic patio, low-maintenance astro-turf lawn bordered by oak railway sleepers, and a variety of decorative trees, plants and shrubs. Additional features include external lighting, a large timber shed, discreet bin storage to the side, and fence panelled boundaries for added privacy.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
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 - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

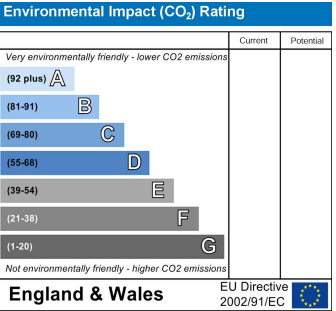
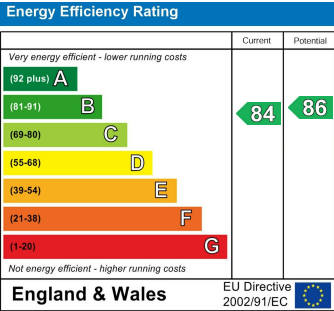
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 licence 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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