

HoldenCopley

PREPARE TO BE MOVED

Petworth Avenue, Toton, Nottinghamshire NG9 6JF

Guide Price £375,000

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GUIDE PRICE: £375,000 - £400,000

DETACHED FAMILY HOME ON A GENEROUS PLOT...

This three-bedroom detached home has been lovingly maintained over the years and offers spacious accommodation throughout, making it an ideal purchase for a family buyer looking to move in and add their own personal touch. Occupying a generous plot, the property also offers excellent potential to extend (subject to planning), making it a fantastic long-term investment. Situated in a popular residential location, the property is close to a range of local amenities, great schools, excellent transport links, and is just a short distance from Attenborough Nature Reserve — perfect for families and outdoor enthusiasts alike. To the ground floor, the accommodation comprises a porch and entrance hall, a spacious living room with a feature fireplace open to a dining room, a fitted kitchen, a bright conservatory, and a garage. Upstairs, the first floor offers three well-proportioned bedrooms — two of which feature fitted wardrobes — along with a three-piece bathroom suite, a separate W/C, and access to a boarded loft, ideal for storage or further conversion. Outside, the front of the property benefits from a block-paved driveway providing off-street parking for three vehicles. To the rear, there is a private and enclosed garden featuring a paved patio seating area, a well-maintained lawn, a pebbled section, and a useful garden shed.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Dining Room & Conservatory
- Three Piece Bathroom Suite & Seperate W/C
- Off-Road Parking & Garage
- Large Private Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

7'1" x 2'9" (2.17m x 0.84m)

The porch has UPVC double-glazed windows to the front and side elevation, carpeted flooring and a single UPVC door.

Entrance Hall

5'1" x 2'10" (1.57m x 0.88m)

The entrance hall has carpeted flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

16'8" x 12'9" (5.09m x 3.89m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a feature fireplace with a decorative surround, coving and open access into the dining room.

Dining Room

11'5" x 8'11" (3.50m x 2.73m)

The dining room has carpeted flooring, a radiator and sliding patio doors providing access into the conservatory.

Kitchen

19'5" (max) x 10'7" (5.92m (max) x 3.25m)

The kitchen has a range of fitted base and wall units with worktops, a tiled splashback and a breakfast bar, an integrated double oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and dishwasher, space for a fridge, space for an under the counter freezer, a built-in cupboard with double doors, tiled flooring, a radiator, recessed spotlights, coving, UPVC double-glazed windows to the rear elevation and a single UPVC door providing access out to the garden.

Conservatory

9'10" x 9'2" (3.00m x 2.81m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, polycarbonate roof and a single UPVC door providing access out to the garden.

Garage

The garage has a window to the side elevation, lighting, power points and an up and over garage door.

FIRST FLOOR

Landing

8'11" x 7'10" (2.72m x 2.40m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12'9" x 12'0" (3.90m x 3.68m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and fitted floor to ceiling wardrobe with a mirror and drawers.

Bedroom Two

11'5" x 11'3" (3.50m x 3.45m)

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

Bedroom Three

9'0" x 7'5" (2.75m x 2.28m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted floor to ceiling wardrobe.

Bathroom

7'10" x 5'10" (2.40m x 1.78m)

The bathroom has a vanity style wash basin, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, tiled flooring and walls, a heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

W/C

4'9" x 2'7" (1.46m x 0.81m)

This space has a low level concealed flush W/C, tiled flooring and walls, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway with space for up to three vehicles and a gate providing rear access.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, a pebbled area, a shed, mature shrubs and trees, various plants, an outdoor tap, courtesy lighting and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

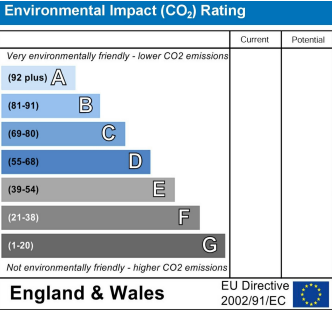
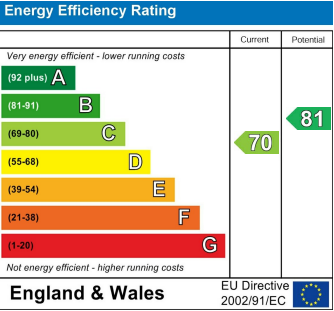
Council Tax Band Rating - Broxtowe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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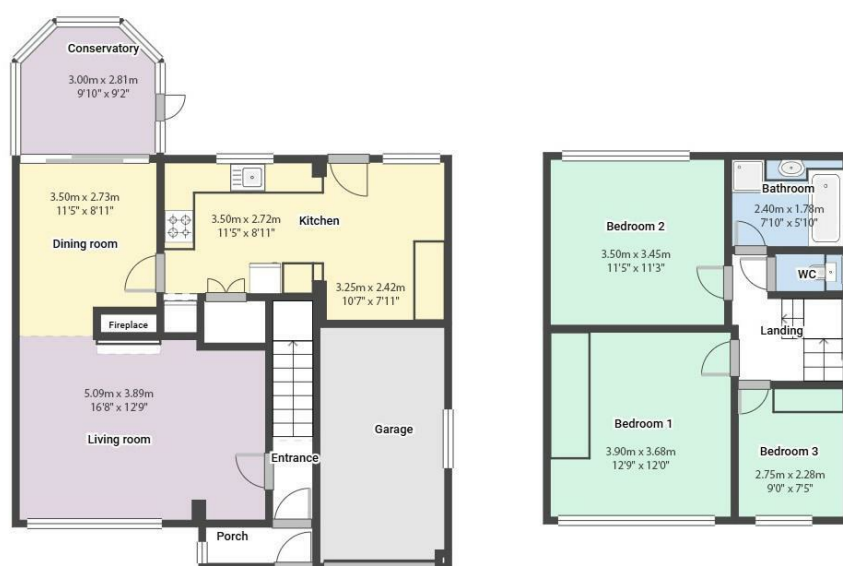
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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