

HoldenCopley

PREPARE TO BE MOVED

Orpean Way, Toton, Nottinghamshire NG9 6LE

Guide Price £350,000 - £375,000

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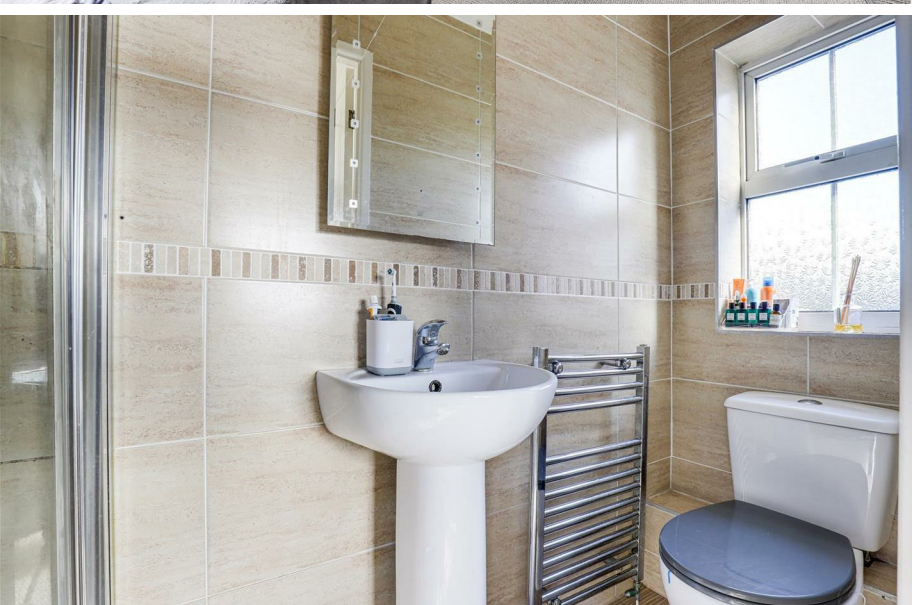
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WELL-PRESENTED FAMILY HOME...

This well-presented three-bedroom detached house is a spacious family home offering versatile living accommodation, ideal for modern family life. Situated in a popular location, the property is just a short distance from excellent local amenities, including shops, highly regarded schools, fantastic transport links, and the scenic Attenborough Nature Reserve. The ground floor features a bright and airy living room, a dining room with access to the conservatory, and a modern kitchen designed to meet all your culinary needs. A convenient utility room and ground floor W/C add to the practicality of the layout, while a spacious, versatile office provides the perfect space for working from home or additional storage. Upstairs, there are three good-sized bedrooms, with the two main bedrooms benefiting from in-built wardrobes, one of which has a private en-suite. The family bathroom serves the remaining bedroom. Externally, the front of the property offers a driveway providing off-road parking for three vehicles. To the rear, the enclosed garden features a paved seating area, a lawn, and a variety of shrubs, creating a private and inviting space for outdoor enjoyment.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Three Reception Rooms & Conservatory
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6’0" × 2’10" (1.83m × 0.86m)

The entrance hall has wood flooring, carpeted stairs, a radiator, ceiling coving and a single composite door providing access into the accommodation.

Living Room

18’9" × 13’11" (5.72m × 4.24m)

the living room has wood flooring, two radiators, ceiling coving, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Dining Room

9’9" × 10’8" (2.97m × 3.25m)

The dining room has wood flooring, a radiator, ceiling coving and double French doors opening out to the conservatory.

Conservatory

8’4" × 11’1" (2.55m × 3.40m)

The conservatory has tiled flooring, an insulated roof, UPVC double-glazed windows surround and a single UPVC door providing access to the rear garden.

Kitchen

9’1" × 11’7" (2.77m × 3.53m)

The kitchen has a range of fitted base and wall units with worktops, a Belfast-style sink with draining grooves and a swan neck mixer tap, an integrated oven, microwave, a gas ring hob & extractor fan, space for a dishwasher & fridge freezer, partially tiled walls, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

W/C

5’1" × 3’4" (1.55m × 1.04m)

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

Utility Room

8’0" × 3’6" (2.44m × 1.07m)

The utility room has fitted base and wall units with a worktop, space for a washing machine, a wall-mounted boiler and laminate wood-effect flooring.

Office

12’9" × 7’9" (3.89m × 2.36m)

The office has wood flooring, a radiator and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

8’2" × 5’7" (2.49m × 1.71m)

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

Master Bedroom

11’10" × 10’0" (3.61m × 3.05m)

The main bedroom has carpeted flooring, a radiator, an in-built wardrobe and two UPVC double-glazed windows to the rear elevation.

Bedroom Two

11’10" × 9’6" (3.61m × 2.90m)

The second bedroom has carpeted flooring, a radiator, an in-built wardrobes, an in-built cupboard, access to the en-suite and two UPVC double-glazed windows to the front elevation.

En-Suite

8’0" × 2’7" (2.44m × 0.79m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall electric shower fixture and a handheld shower head, a heated towel rail, tiled walls, vinyl flooring, an extractor fan, recessed spotlight and a UPVC double-glazed obscure window to the side elevation.

Bedroom Three

11’7" × 8’6" (3.53m × 2.59m)

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

Bathroom

5’1" × 8’0" (1.55m × 2.44m)

The bathroom has a concealed low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps and an electric shower fixture, a heated towel rail, partially tiled walls, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for three vehicles, access to the rear garden and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a range of shrubs and fence panelling boundaries.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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 Broadband available with the highest download speed at

1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

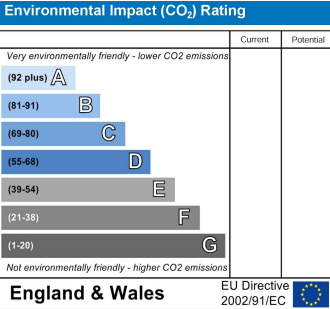
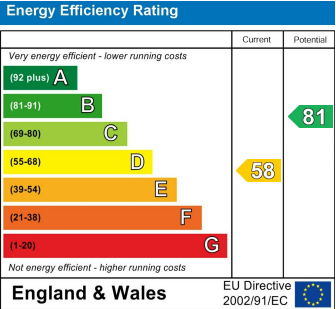
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

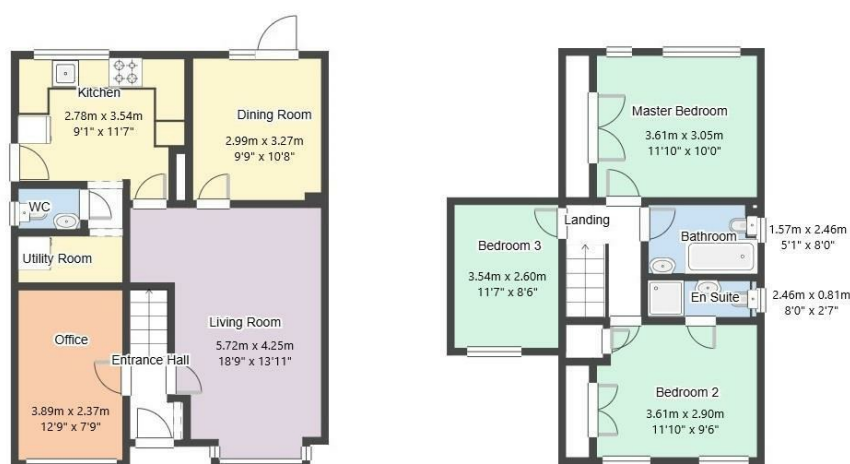
Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No



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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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