



# Banks Road

Toton,  
NG9

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**Guide Price £450,000**

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## Property Type



Detached

## Bedrooms



5

## Bathroom



2

## Size



Ask agent

## Tenure

Freehold



[Gallery](#)



[Location](#)

 **0115 646 3924**

 [info@merrittestates.com](mailto:info@merrittestates.com)

**M** | **MERRITT ESTATES**  
LETTINGS & PROPERTY MANAGEMENT

## **Banks Road, Toton, Nottingham NG9**

An immaculately presented five-bedroom detached house, offering an ideal residence for families looking for a modern and spacious living space. Located in the sought-after suburban village Toton, within proximity to shops, schools and transport links to both Nottingham and Derby.

Benefiting from a stylish and high spec interior, this home is a must view.

To the ground floor, an entrance hallway, generously sized living room with front aspect and modern fireplace. An open plan and extended contemporary fitted kitchen/diner with high quality integrated appliances. A study area provides functional space, while a conservatory adds an extra touch of luxury. In addition, the convenience of a downstairs W/C and fifth bedroom/second reception room enhancing the properties versatility.

On the first floor, four spacious bedrooms, with the master bedroom benefiting from an en-suite and fitted wardrobes.

Externally, the rear garden features an artificial lawn, decking/seating area, Garden room and an additional outbuilding/workshop. To the front, a driveway with space for multiple vehicles and attractive garden area.

Further benefits, include gas central heating, double glazing/UPVC and additional storage space throughout.





- 5 Bedroom Detached Family Home
- Open plan kitchen/diner
- Study
- In-built storage throughout
- En-suite & Family Bathroom

- Popular Location
- Driveway for multiple vehicles
- Garden Room & Workshop
- EPC D



Property Type



Bedrooms



Bathroom



Size



Tenure

Freehold



# Interested in this property?

Contact Merritt Estates on **0115 646 3924**

**Merritt Estates**

The Quadrant, Nuart Road, Beeston, Nottingham, NG9 2NH



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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