



4 Edale Rise

Toton

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Toton, Nottinghamshire, NG9 6JJ

Situated on a quiet cul-de-sac within easy reach of fantastic local amenities, road links and beautiful countryside, this detached, three-bedroom bungalow occupies a wonderful well-proportioned plot with mature gardens, an oversized single garage and off-street parking.

Whilst the property already offers excellent and generous living accommodation with three bedrooms, recently fitted kitchen, sitting room and wrap around conservatory and bathroom, it also offers the potential for a loft conversion or further extension subject to necessary planning consents.









The front door opens into a welcoming wide hallway that acts as the hub of the home with doors to all ground floor rooms.

To the front left-hand side of the property is the well proportioned sitting room with space for fire within a brick fireplace surround.

To the rear of the sitting room is the modern kitchen with an excellent range of fitted grey modern shaker base and wall units accented by white marble effect worktops and backsplashes. The cupboards house the combination boiler, an under-counter fridge, double oven and ZANUSSI 4-ring electric ceramic hob. A one and a half bowl stainless steel sink with draining board occupies the perfect position underneath a window overlooking the rear garden whilst an external door provides access.



Occupying the right hand side of the property is three lovely bedrooms. Starting at the front is a double bedroom benefitting from fitted wardrobes, dressing table and drawers, then a lovely large single or small double bedroom also benefitting from a fitted wardrobe.

To the rear of the property is the final bedroom that could alternatively make a wonderful second reception room offering excellent versatility to the home. This room would be a very large double, however, also benefits from doors into a beautiful wrap around conservatory with patio doors to the garden which is not only a fantastic reception space but allows enjoyment of the garden all year round.

Completing the accommodation is the family bathroom fitted with a shower over bath, wash hand basin and WC.



local amenities

Within easy reach of both Nottingham and Nottingham Trent Universities, Boots and the Queens Medical Centre. The property is well located in one of the premier residential positions on the west side of the City. There are good local amenities including a range of shops including banking, public houses and cafes, health centre, dentists, and other facilities locally. The centre of the City of Nottingham is within easy reach. The M1 motorway junctions 25 and 26 are easily accessible. The A52 direct to Derby connects with the A50 accessing the west and M6. There are good rail connections to London and the rest of the country from Nottingham Midland, Derby, East Midlands Parkway (adjoining M1 motorway junction 24) and Loughborough stations. The Nottingham East Midlands International Airport is readily accessible at Castle Donington adjoining the M1 motorway (junction 24).



fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

Mains water, electricity and drainage are understood to be connected. There is gas-fired central heating with a combination boiler located in the first floor laundry cupboard. None of the services or appliances have been tested by the agent.



gardens



To the front of the property is a block paved driveway leading to the single garage with parking for at least two vehicles. To the right hand side are beautiful mature planted beds with a hedge to the boundary. A slabbed path extends from the driveway to the front door and around both sides of the property with gates to either side.

The rear garden is separated into two halves by a mature hedge, connected by access at either end. To the rear of the kitchen and garage is a lovely, sunny, slabbed patio that affords excellent privacy and benefits from a greenhouse, shed with electricity and lights and a brick built store.

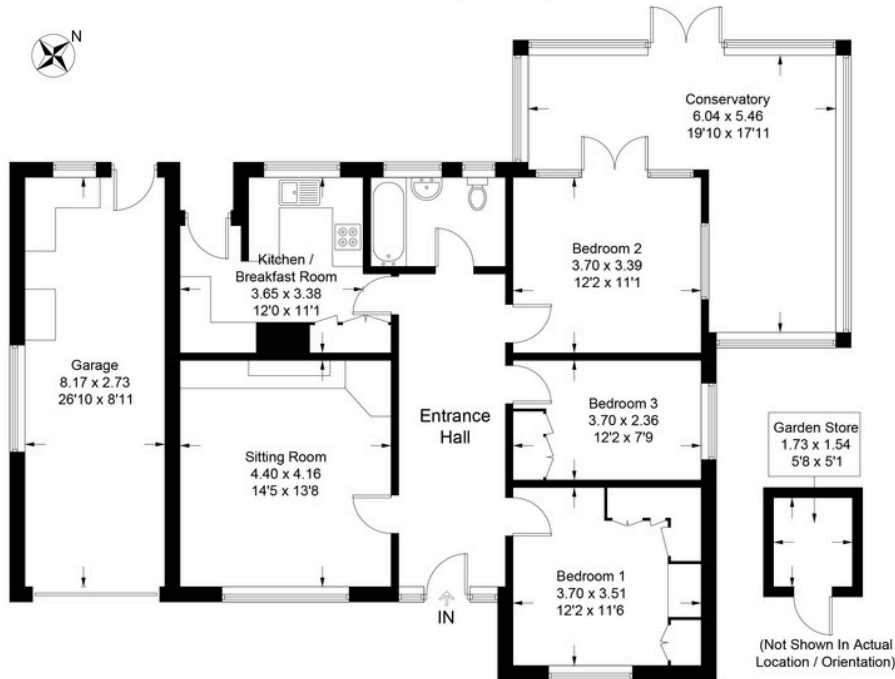
The extra long garage has a door to the rear affording excellent access to the utility area at the back fitted with cabinetry, electricity, lighting and fittings for a tumble dryer.

At the rear of the conservatory, the second section of garden with further patio area, raised flower beds along the rear border and remainder laid to lawn. A path down the side of the right hand side of the property leads to a further slabbed area with a large shed house and hidden storage area behind.



floorplan

Approximate Gross Internal Area = 134.5 sq m / 1448 sq ft
Garden Store = 2.7 sq m / 29 sq ft
Total = 137.2 sq m / 1477 sq ft



Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

EPC rating: 64 | D
EPC potential: 80 | C

Local Authority: Broxtowe Borough Council
Council Tax Band: D

Tenure: Freehold
Possession: Vacant possession upon completion.