



4

Bedrooms

2

Bathrooms



Charming Four-Bedroom Detached Home with Private Annex in Toton
This beautiful family home, set in a peaceful Toton neighbourhood, offers both elegance and functionality. With a unique ground-floor annex, spacious interiors, and a large garden, this property provides the perfect blend of family comfort and independent living options.

Stunning Four-Bedroom Detached Home with Private Annex in Serene Toton

Discover your dream family home in the heart of Toton! This beautifully designed, four-bedroom detached house sits in a quiet, sought-after neighbourhood, perfect for a family seeking space, comfort, and flexibility. With a unique ground-floor annex for independent living, this property is ideal for accommodating an elderly family member or creating a private space for an older child.

Ground Floor Elegance: Step inside to a welcoming, sunlit dining room featuring a lovely bay window and a cosy fireplace—this versatile space can be a dining area, family room, or home office. Flowing through to the open-plan living room, you'll find ample natural light pouring in from the patio doors, offering views of the expansive rear garden. It's the perfect setting for family gatherings, relaxation, or entertaining.

For those who love to cook, the luxury kitchen is sure to impress, with large windows that fill the space with sunlight, creating a bright and enjoyable workspace. A handy utility room completes this level, designed to accommodate both a washer and dryer.

Private Annex Extension: The ground-floor extension provides a self-contained living space with its own spacious lounge and a high-quality en-suite bathroom. Whether it's for a grandparent or a teenager seeking independence, this area offers privacy without sacrificing proximity to the main home.

First Floor Retreat: Upstairs, you'll find three well-proportioned bedrooms, including two doubles and a cosy single. The master bedroom boasts built-in wardrobes, and the roomy family bathroom offers a relaxing space to unwind after a busy day.

Beautiful Outdoors: The front of the property includes a spacious driveway with room for multiple cars, complete with an electric car charging point. The highlight of this home is the vast, private rear garden—a dream setting for outdoor activities, summer BBQs, or simply enjoying nature.

Prime Location: Perfectly positioned within walking distance of Tesco Extra, local shops, and excellent dining options, this home also benefits from highly-rated schools nearby. With easy access to the A52 and M1, and just a short walk to bus stops, commuting and city access are a breeze.

Luxury, flexibility, and location—all in one remarkable home. Don't miss your chance to view! Call us today to schedule your visit!



Total area: approx. 146.7 sq. metres (1578.8 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Banbury Avenue, Toton, NG9 6JT

