

DISTINCTIVE
HOMES
by



Toton Lane
Stapleford, NG9 7HB

www.fhpliving.co.uk

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Stapleford, NG9 7HB

A wonderful family home that has offers a combination of modern and flexible living with 4,000 sqft of accommodation.





Welcome to this magnificent, detached house, offering spacious and versatile accommodation. Boasting approximately 4,000 sq ft of living space, this home combines luxury and functionality, making it the perfect residence for a growing family. The property also features an external two-bedroom annex, ideal for guests, extended family, or rental opportunities.

Located in a highly sought-after residential area, this home is ideal for families, with excellent schools within walking distance. Close to the A52, providing easy access to Nottingham, Derby, and Junction 25 of the M1 motorway. The Nottingham Tram Park & Ride and East Midlands Airport are also just a short drive away.

As you step into the property, you are greeted by a welcoming entrance hall leading to a variety of living spaces. The ground floor features a large double bay lounge, perfect for family gatherings and relaxation. The open plane kitchen area is designed with modern living in mind, with ample space for dining/living and entertaining with bi-fold doors onto the garden allowing an easy floor to outdoor living. Additionally, this floor includes a utility room and WC.





To the first floor there is a master bedroom with en-suite, fitted wardrobes and built in storage. There are three further double bedrooms, one en-suite shower room and family bathroom. To the second floor you'll find a spacious cinema room equipped with a 5.1 surround sound system, providing the perfect setting for family movie nights. In addition, there are two further bedrooms and a bathroom.

Outside to the front is a gated driveway with parking. The rear garden has been thoughtfully designed for socializing and relaxation, featuring a large, decked terrace with raised planters and a pergola with seating, perfect for outdoor entertaining. The grounds also house a purpose-built, two-storey detached annex with an open-plan living, dining, and kitchen area, shower room and two bedrooms. This versatile space is ideal for extended family living, young adults seeking independence, or as a home office. Additionally, a purpose-built garden room, currently used as a hot tub area, could easily be converted into a home office, gym, or relaxation space.



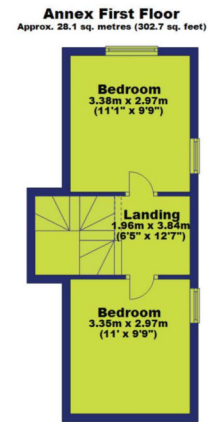
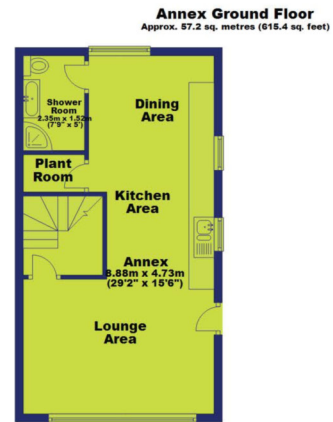
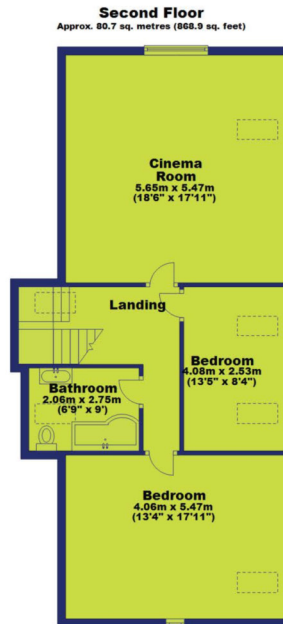
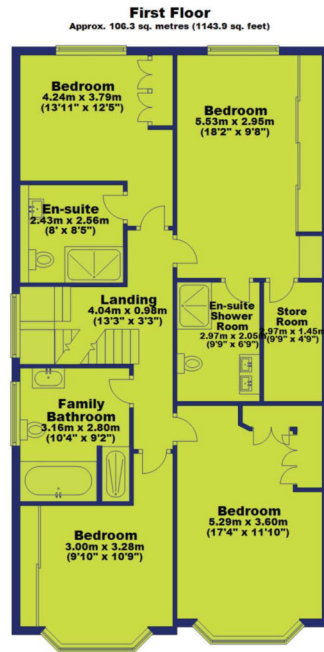
EPC - Band D

Tenure - Freehold

Council tax - Band E







Total area: approx. 372.0 sq. metres (4004.3 sq. feet)



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69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU



Lee Matthews
Mobile: 07917 576 255
lee@fhpliving.co.uk



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB