



Toton Lane
Stapleford, Nottingham NG9 7HB

£550,000 Freehold

A BRAND NEW FOUR BEDROOM
DETACHED HOUSES IN PRIVATE SETTING.

A BRAND NEW FOUR BEDROOM DETACHED FAMILY HOME. One of two stylish new homes in a private setting.

This property is finished to the highest of standards with the latest innovations in energy efficiency. Heated from a state of the art electric air source pump with underfloor heating to the ground floor and radiators to the first floor. Energy efficient uPVC double glazing and a significant level of insulation will make this home cost effective to run.

A particular feature of this property will be the impressive open plan family dining kitchen providing a fantastic social space, great for entertaining with an abundance of natural light created by a full height window, lantern roof light and bi-fold doors opening to the rear garden. THE BUYER IS OFFERED A CHOICE OF FINISH FOR THE KITCHEN UNITS AND WORK TOPS making it individual. (Photos show the kitchen of the neighboring property which is now sold)

Further features of this property include a generous master bedroom with en-suite shower room, the guest bedroom also benefitting from an en-suite shower room, as well as a family bathroom serving the remaining two double bedrooms. Utility room, cloaks/WC and single garage.

Tucked away from the hustle and bustle of everyday life off a private shared driveway serving the two new build properties and one other. Far from being isolated, the development is situated in a great location from families and commuters alike as schools for all ages including Fairfield Junior Academy and George Spencer Academy are within walking distance*, as well as Stapleford town centre and the amenities offered therein. A short drive leads to the A52, the park and ride for the Nottingham tram and there are good transport links to Nottingham, Derby and Junction 25 of the M1 motorway.

As well as a single garage, the property benefits from off-street parking for at least two vehicles and the rear gardens are landscaped with patio and lawn.

A stylish and spacious family home that truly deserves an internal viewing.



TOTAL FLOOR AREA: 1907 sq.ft. (177.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HALLWAY

Stairs to the first floor. Door to garage, living room, open to walk-in cloaks area and double doors opening through to the family dining kitchen.

LIVING ROOM

17'3" x 12'4" (5.28 x 3.77)

Aspect to the front.

CLOAKS AREA

Open from the hallway with door leading to cloaks/WC. Incorporating a two piece suite comprising wash hand basin and low flush WC.

FAMILY DINING KITCHEN

20'11" x 19'8" (6.38 x 6)

The kitchen area will comprise a comprehensive fitted range of wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. There will be built-in appliances, specification to be confirmed, and a central island unit. **THE BUYER WILL HAVE A CHOICE OF KITCHEN UNITS AND WORK TOPS WITHIN A RANGE.** Full height picture window, lantern roof light and bi-fold doors opening to the rear garden. Door to utility room.

UTILITY ROOM

Equipped with base units with inset sink unit, work surfacing, plumbing and space for washing machine. Door to rear garden.

FIRST FLOOR LANDING

Giving access to all bedrooms, bathroom, and a useful fitted cupboard.

BEDROOM ONE

16'1" reducing to 14'3" x 10'10" (4.92 reducing to 4.36 x 3.32)

Aspect to the front and door to the en-suite.

EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle.

BEDROOM TWO

16'9" reducing to 9'4" x 10'10" (5.11 reducing to 2.87 x 3.31)

Aspect to the rear and door to the en-suite.

EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle.

BEDROOM THREE

15'6" x 12'2" (4.74 x 3.73)

Aspect to the front.

BEDROOM FOUR

10'7" reducing to 10'1" x 10'0" (3.24 reducing to 3.08 x 3.07)

Aspect to the rear.

FAMILY BATHROOM

Incorporating a four piece suite comprising wash hand basin, low flush WC, bath and separate shower cubicle.

OUTSIDE

To the front the garden is open plan with off-street parking for at least two vehicles leading to the single garage. Section of garden laid to lawn. There will be gated pedestrian access leading to the rear garden which will be landscaped with patio, retaining wall and section of garden laid to lawn.

GARAGE

19'5" x 9'8" approx (5.93 x 2.96 approx)

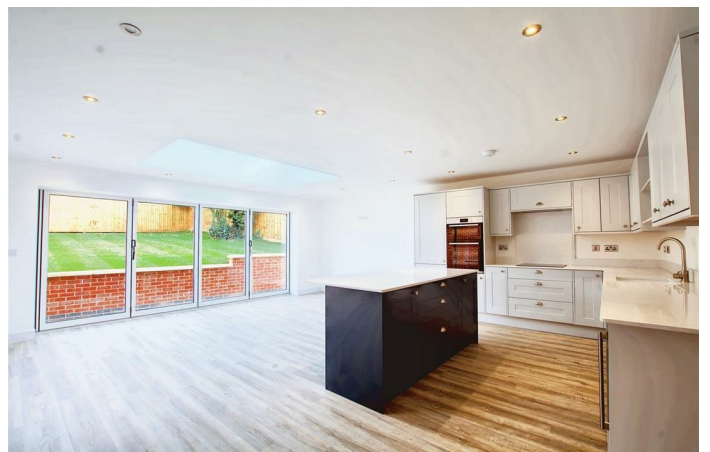
With an electric up and over door, light, power and courtesy door to the hallway.

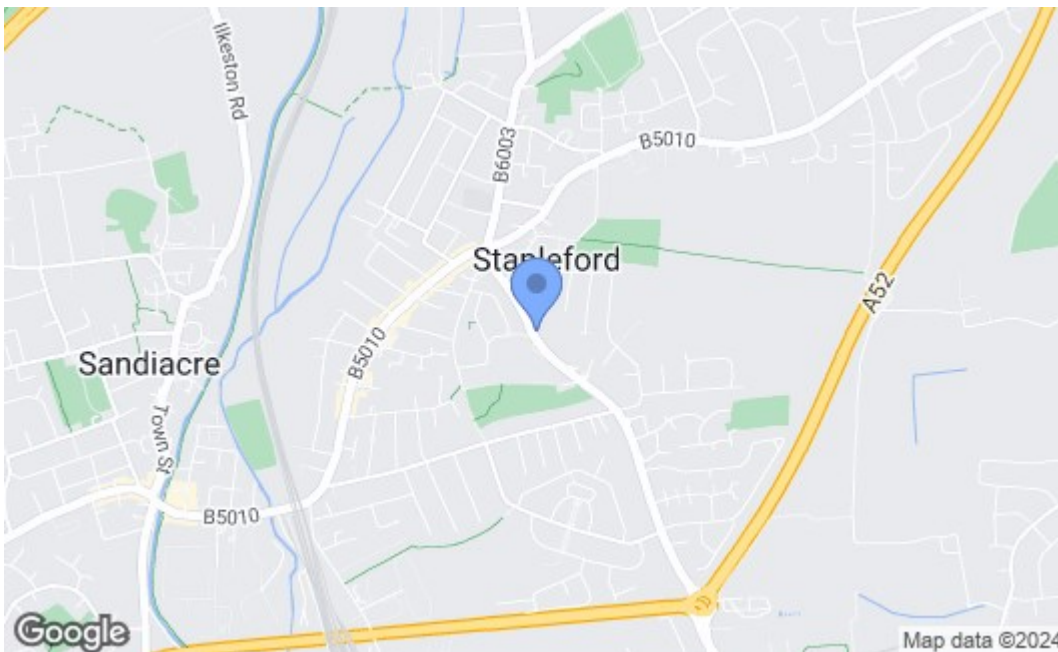
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn right onto Toton Lane, follow the road approx 100m where a private driveway can be found on the left hand side, identified by our For Sale board which will lead to the property

KITCHEN DESIGN

The photos of the kitchen are of the neighboring property. Buyers will be given a choice of door and work top colour and finish within a range.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.