



Welbeck Gardens  
Toton, Nottingham NG9 6JD

**£385,000 Freehold**

A THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND SOUGHT AFTER RESIDENTIAL CATCHMENT LOCATION.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS WELL PRESENTED AND HISTORICALLY EXTENDED, THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND SOUGHT AFTER, RESIDENTIAL CATCHMENT LOCATION.

SITUATED ON A NO THROUGH ROAD LOCATION, THE PROPERTY HAS ACCOMODATION OVER TWO FLOORS COMPRISING AN ENTRANCE PORCH, INNER HALLWAY, DINING ROOM, SPACIOUS LIVING ROOM AND GENEROUS DINING KITCHEN TO THE GROUND FLOOR. THE FIRST FLOOR LANDING OFFERS THREE DOUBLE BEDROOMS, BATHROOM AND SEPARATE WC.

OTHER BENEFITS TO THE PROPERTY INCLUDE GAS CENTRAL HEATING, DOUBLE GLAZING, OFF STREET PARKING, GARAGING, FEATURE LOG BURNING STOVE IN THE DINING ROOM, HOT AND COLD AIR CON UNIT IN THE LOUNGE AND GENEROUS, ECNLOSED AND PRIVATE REAR GARDEN.

THERE ARE EXTENSIVE VIEWS TO THE FRONT OF THE PROPERTY BEYOND A FRONT GARDEN SEATING AREA.

THE PROPERTY IS LOCATED WITHIN EASY REACH OF EXCELLENT NEARBY SCHOOLING FOR ALL AGES INCLUDING GEORGE SPENCER ACACADEMY TRUST, AND THERE IS ALSO ACCESS TO NEARBY TRANSPORT LINKS INCLUDING THE A52 FOR NOTTINGHAM AND DERBY, THE M1 JUNCTION 25 AND THE NOTTINGHAM ELECTRCI TRAM TERMINUS IS JUST A SHORT DISTANCE AWAY.

OPEN COUNTRYSIDE AND WALKING ROUTES WITHIN THE LOCAL AREA ARE ALSO ON THE DOORSTEP.

SITTING QUIETLY WITHIN A NO THROUGH ROAD LOCATION WE BELIEVE THE PROPERTY WOULD MAKE AN IDEAL FAMILY HOME AND WE HIGHLY RECOMMEND AN INTERNAL VIEWING.



### ENTRANCE PORCH

6'11" x 6'2" (2.12 x 1.89)

UPVC double glazed front entrance door, double glazed picture style window to the front making the most of the views beyond, additional double glazed window to the side, radiator, and door to inner hallway.

### INNER HALLWAY

7'8" x 5'10" (2.36 x 1.80)

Turning staircase rising to the first floor, doors leading to the living room, dining room and kitchen. Further door to the entrance porch, laminate flooring and useful under-stairs storage cupboard.

### DINING ROOM

12'3" x 12'3" (3.74 x 3.75)

Double glazed window to the front making the most of the front views, radiator, laminate flooring, coving, decorative ceiling rose and feature Adam style fire surround with marble insert and hearth housing of a log burning stove.

### LIVING ROOM

22'0" x 11'10" (6.71 x 3.63)

Double glazed patio doors opening out to the rear garden, window to the front (NOT DOUBLE GLAZED), additional double glazed window to the side, three radiators, coving, wall light points, media points, and feature brick and tiled fireplace incorporating coal effect fire.

### DINING KITCHEN

21'6" x 8'3" (6.56 x 2.54)

A spacious room comprising of a matching range of fitted wall, base and drawer units with roll top work-surfaces incorporating counter level single sink and draining board with central swan neck mixer tap and tiled splash-backs. Fitted counter level four ring gas hob with extractor over and oven beneath. Space for full size/American style fridge freezer, plumbing for washing machine and dishwasher. Double glazed windows to the rear and side, radiator, space for table and chairs, UPVC double glazed side access door the garden and useful storage cupboard with shelving.

### FIRST FLOOR LANDING

Double glazed window to the side, radiator and doors to all three bedrooms, bathroom and separate WC.

### BEDROOM 1

12'4" x 12'3" (3.78 x 3.74)

Double glazed window to the front making the most of the views beyond, radiator and a range of fitted bedroom furniture including wardrobes, drawers, over-head storage cupboards and display shelving.

### BEDROOM 2

10'9" x 8'11" (3.29 x 2.74)

Double glazed window to the rear with fitted blinds, coving and radiator.

### BEDROOM 3

11'10" x 10'10" (3.63 x 3.32)

Double glazed window to the front also enjoying fantastic views, radiator, coving and floor to ceiling mirror fronted, sliding door fitted wardrobes.

### BATHROOM

8'2" x 7'8" (2.49 x 2.35)

Three peice suite comprising corner bath with mixer tap, separate corner shower cubicle with Mira electric shower and glass shower screen/doors and wash hand basin with mixer tap. Tiling to the walls, chrome heated ladder towel radiator, double glazed window to the rear with fitted roller blind, spotlights and wall mounted fan.

### SEPARATE WC

5'3" x 5'3" (1.62 x 1.61)

Two piece suite comprising of a push flush WC and wash hand basin with mixer tap and tiled splash-backs. Airing cupboard housing the hot water tank and shelving above. Double glazed window to the side with fitted roller blind, radiator and loft access to a partially boarded and insulated loft space.

### OUTSIDE

To the front of the property there is a dropped kerb entry point to a driveway to the front and the side of the house providing ample off street parking. There is a pedestrian gate and pathway leading down the right hand side of the property through a set of double gates leading to the rear garden. There is a front seating patio area ideal for morning coffee making the most of the views/outdoor space to the front of the property.

The rear garden is enclosed and split into various sections including a paved patio seating area which in turn leads to three separate lawned areas being enclosed by timber fencing.

To the top of the garden on the right hand side there are two timber storage sheds included within the sale.

The garden benefits from outdoor water and lighting, and has a useful external garden store and access to the rear of the garage.

### GARAGE

16'11" x 8'1" (5.18 x 2.48)

With door access from both the front and the rear, the garage also benefits from power and lighting.

### DIRECTIONS

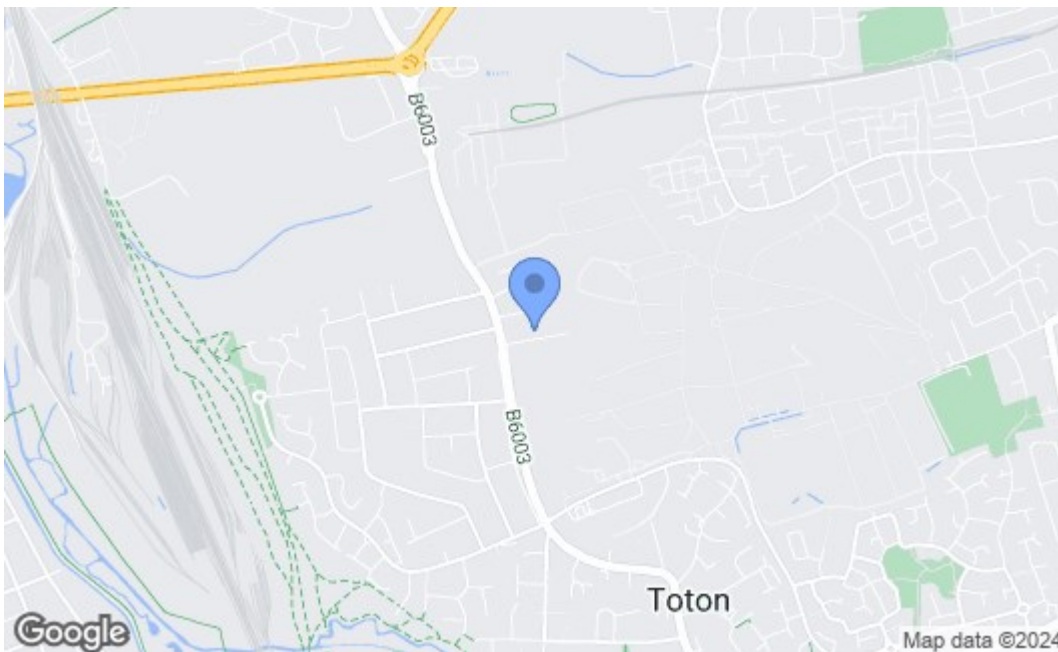
Leave our office in Stapleford and proceed to the Roach traffic lights. Turn right and proceed over the brow of the hill passing the entrance to Fairfield School in the directions of Bardills roundabout. Cross the roundabout and proceed in the direction of Toton/Long Eaton and continue along passing the entrance to the Tram Station. Take a left turn onto the slip road (Stapleford Lane) and take a left turn on to Welbeck Gardens. The property can then be found on the left hand side.

REF: 8751NH

### COUNCIL TAX

Broxtowe Borough Council Band D.





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