



Raeburn Drive  
Toton, Nottingham NG9 6LF

**£440,000 Freehold**

AN EXTENDED FOUR BEDROOM  
DETACHED FAMILY HOME.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION IN 1988 THIS EXTENDED (TO THE REAR) EXTREMELY WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THIS ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floor, the ground floor comprises entrance hallway, spacious living room, extended dining room, generous breakfast kitchen, rear lobby and cloaks/WC. The first floor landing then provides access to four bedrooms and a family bathroom.

The property also benefits from a 5m x 3m detached garden summerhouse, which has light and power ideal for use as a remote working office with Wi-Fi or as a retreat for relaxing or entertaining with its own patio area.

The property also benefits from gas fired central heating with a mixture of modern day electric app-based heating panels, off-street parking for several vehicles, integral garage, EV charging point, double glazing with electrically operated remote controlled blinds, extended accommodation to the ground floor and a wraparound garden plot including a summerhouse with power and lighting.

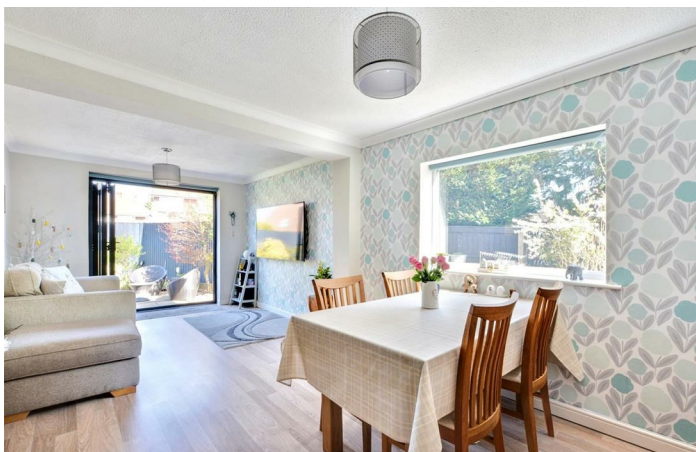
The property is situated in this quiet residential cul de sac location within close proximity of nearby amenities, including great schooling for all ages.

For those needing to commute, transport links are on the doorstep, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For day-to-day conveniences, there is an array of amenities and shopping facilities nearby, such as Tesco Superstore, as well as a further variety of shops and independent retailers in the neighbouring towns of Stapleford and Long Eaton.

This property has been a much-loved family home and has never been on the open market before and we believe it would make an ideal long term family home for the next purchaser.

We highly recommend an internal viewing.



### ENTRANCE HALL

6'3" x 4'0" (1.91 x 1.23)

Staircase rising to the first floor, uPVC panel and double glazed entrance door. Door to living room.

### LIVING ROOM

19'8" x 10'9" (6.00 x 3.28)

Double glazed window to the front with feature electrically operated remote controlled roller blinds, media points, fibre inset laminate flooring, useful understairs storage cupboard. Internal doors leading through to the dining room and kitchen.

### DINING ROOM

21'1" x 9'9" (6.45 x 2.98)

Extended approximately 20+ years ago, incorporating feature bi-folding doors opening out to the rear garden, double glazed window to the side, laminate flooring, decorative coving, media points, internal bi-folding doors opening through to the breakfast kitchen space.

### KITCHEN

19'9" max x 12'8" (6.04 max x 3.87)

The kitchen area comprises a matching range of base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with pull out spray hose mixer tap. Fitted induction hob with extractor canopy over, in-built eye level double oven, space for American-style fridge/freezer, double glazed window to the rear, tiled floor, breakfast bar space, coving, spotlights, feature bi-folding doors, opening through to the dining space, uPVC panel and double glazed exit door to outside. Internal door to inner lobby.

### REAR LOBBY

3'3" x 2'7" (1.00 x 0.80)

Personal access door to the garage and further door to the ground floor WC.

### CLOAKS/WC

5'0" x 3'1" (1.53 x 0.96)

Two piece suite comprising a push flush WC and wash hand basin with mixer tap with storage cabinet beneath. Tiling to the walls and floor, electric panel radiator, double glazed window to the side (with fitted blind).

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, access to the partially boarded and insulated loft space.

### BEDROOM ONE

11'10" x 10'2" (3.62 x 3.10)

Two double glazed windows to the rear (with two sets of fitted blinds), fully fitted mirrored sliding door wardrobes to one wall, electric panel radiator.

### BEDROOM TWO

11'7" x 8'6" (3.55 x 2.61)

Double glazed window to the rear (with two sets of fitted blinds), electric panel radiator.

### BEDROOM THREE

12'6" x 7'11" (3.82 x 2.43)

Double glazed window (with two sets of fitted blinds), traditional radiator.

### BEDROOM FOUR

9'5" x 6'10" (2.89 x 2.09)

Currently set up and being used as a study, double glazed window (with fitted blinds), electric panel radiator, wooden flooring.

### SHOWER ROOM

7'10" x 5'0" (2.41 x 1.53)

Modern white three piece suite comprising corner shower cubicle with electric shower, wash hand basin with mixer tap with storage cabinets and drawers beneath, push flush WC. Decorative boarding to dado height, double glazed window to the side (with fitted blinds), electric chrome ladder towel radiator.

### GARAGE

17'1" x 9'4" (5.21 x 2.86)

Electric roller door to the front, power and lighting points, plumbing for washing machine and space for tumble dryer, wall mounted gas central heating boiler and internal door leading back to the rear lobby.

### OUTSIDE

To the front of the property there is a spacious driveway providing off-street parking for up to four/five vehicles, access to the front entrance door, dual side access leading into the rear garden.

### TO THE REAR

The garden wraps around offering access to both sides and incorporates a rear garden space with paved patio seating area (ideal for entertaining) with central artificial lawn being screened by timber fencing with a vast array of planted borders housing an variety of mature bushes and shrubbery. External lighting points, external power and water taps. The garden then wraps around to the side of the property via a paved, shaped pathway leading to a timber storage shed and detached garden summerhouse which has the benefit of power and lighting points.

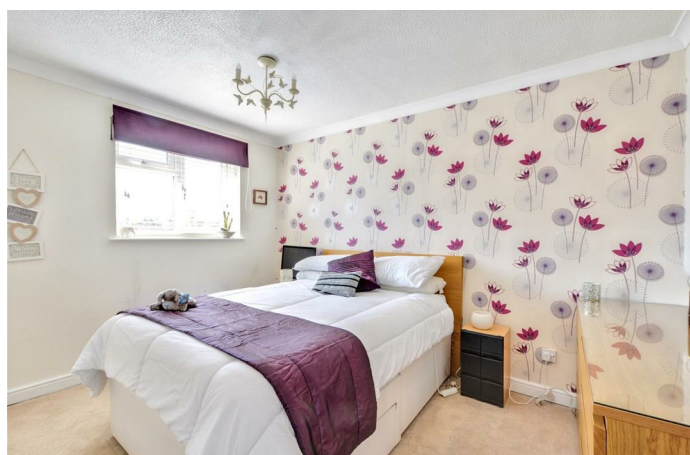
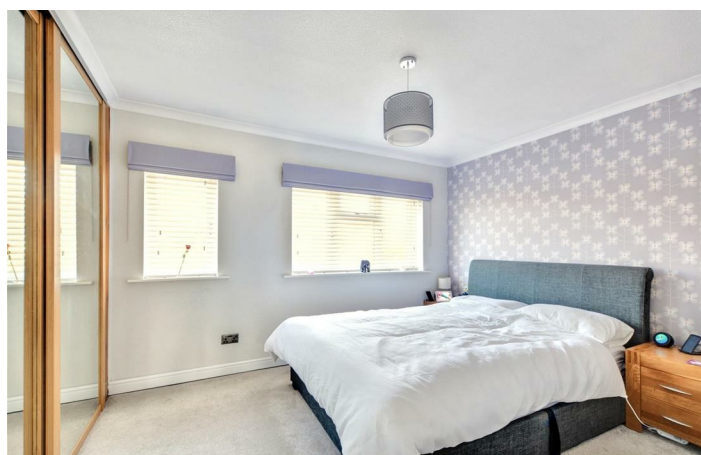
### DIRECTIONAL NOTE

You can approach the property via Banks Road and Raeburn Drive is a cul de sac on the right hand side as if coming in the direction from Tesco Superstore.

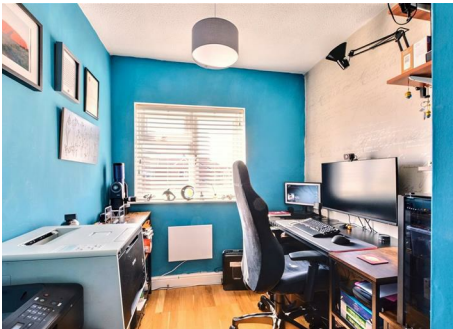
### SUMMER HOUSE

16'4" x 9'10" (5m x 3m)

A detached garden summerhouse, which has light and power ideal for use as a remote working office with Wi-Fi or as a retreat for relaxing or entertaining with its own patio area.







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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.