



Erdington Way,  
Toton, Nottingham  
NG9 6JY

**Price Guide £390-400,000**

**Freehold**



BEING SITUATED ON A MOST SOUGHT AFTER ROAD IN THE HEART OF TOTON, THIS EXTENDED FOUR BEDROOM FAMILY HOME IS WELL PLACED FOR EASY ACCESS TO THE EXCELLENT LOCAL SCHOOLS AND OTHER AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Robert Ellis are pleased to be instructed to market this four bedroom detached family home which is situated on Erdington Way and is therefore close to the excellent local schools for all ages which have been one of the main reasons why people have wanted to move to the Toton area over the past couple of decades. The property is also well placed for other amenities and facilities and to excellent transport links which includes the latest extension to the Nottingham tram system which terminates at Toton. For the size of the accommodation included and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this beautiful home for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the property includes a reception hallway with a ground floor w.c. off and a door leading into the main lounge/sitting room which has a feature fireplace, stairs lead from this room to the first floor and there is a walk way through into the separate dining room. At the rear of the property there is a conservatory which provides access to the private rear garden and there is the extremely well fitted breakfast kitchen which has wood grain effect finished units and granite work surfaces with integrated appliances. To the first floor the landing leads to the four bedrooms, the main bedroom having a range of built-in wardrobes and a shower room en-suite and there is then the main family bathroom which has a white suite with a shower over the bath. Outside there is an integral garage, parking and a garden to the front and there is access via the left hand side of the property through a gate to the rear garden. The rear garden is an important feature of this lovely home and has been designed and landscaped in a cottage style with a number of areas to sit and enjoy outside living with the garden being kept private by having fencing and natural screening to the boundaries.

As previously mentioned the property is within easy walking distance of the local schools which includes the well regarded George Spencer school at the top of Stapleford Lane, there are healthcare and sports facilities which includes several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve, there is a Tesco superstore on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, Boots, TK Maxx and several coffee eateries. The property is also within a few minutes drive of J25 of the M1, there are stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway, the East Midlands Airport is only a few miles drive down the M1 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

There is an open porch with an outside light through a woodgrain effect UPVC front door, two inset opaque glazed panels through to reception hall.

## Reception Hall

Having a radiator and a ground floor w.c. off.

## Ground Floor w.c.

Having a low flush WC and corner hand basin with a tiled splashback, radiator, and an opaque glazed window.

## Lounge/Sitting Room

15'7 x 15'4 approx (4.75m x 4.67m approx)

The main reception room has a double glazed bay window to the front, coal effect gas fire set in an Adam-style surround with inset and hearth, two radiators and stairs with balustrade and cupboard under leading to the first floor.

## Dining Room

9'9 x 8'2 approx (2.97m x 2.49m approx)

Double opening French doors leading into the conservatory and a radiator.

## Conservatory

11'3 x 9'10 approx (3.43m x 3.00m approx)

Full height double glazed door leading out to the patio, double glazed windows to three sides, vaulted polycarbonate roof and tiled flooring.

## Dining Kitchen

The extended dining kitchen has woodgrain effect finished units with brushed stainless steel fittings and granite work surfaces, and includes 1½ bowl sink with a mixer tap and a four ring gas hob set in a granite work surface which extends to three sides and has an eating area at one end and below the work surfaces there are cupboards, an integrated dishwasher, drawers and an integrated washing machine, oven and microwave having a granite surface above and pan drawer below, housing for a fridge/freezer with a cupboard above, matching eye level wall cupboards and a hood to the cooking area, pelmet with recessed lighting, two double glazed windows to the rear, tiling to the walls by the work surface areas, upright pantry/larder cupboard, Karndean flooring, half glazed doors leading to the side of the property with an internal door to the garage, recessed lighting to the ceiling and a radiator.

## First Floor Landing

The balustrade continues from the stairs onto the landing, window to the side, radiator, built-in storage cupboard and hatch to the loft.

## Bedroom 1

13'8 plus wardrobes x 10' approx (4.17m plus wardrobes x 3.05m approx)

Two double glazed windows to the rear, two double built-in wardrobes to one wall with hanging space and shelving and a radiator.

## En-Suite Shower Room

The en-suite to the main bedroom is fully tiled and has a walk-in shower with a Mira electric shower, tiling to two walls and curved doors and protective screens, low flush w.c., pedestal hand basin with mixer tap, radiator, tiled flooring and an X-pelair fan.

## Bedroom 2

11'3 x 7' approx (3.43m x 2.13m approx)

Double glazed window to the front and a radiator.

## Bedroom 3

8'9 x 8'6 approx (2.67m x 2.59m approx)

Double glazed window to the front and a radiator.

## Bedroom 4

8'7 x 6'6 approx (2.62m x 1.98m approx)

Two double glazed windows to the front and a radiator.

## Bathroom

The main bathroom is fully tiled and has a white suite including a panelled bath with central mixer taps and a mains flow shower over with a protective glazed screen, low flush WC and a hand basin with mixer tap set in a surface with cupboards under, fitted shelving within recesses to either side of the sink, chrome ladder heated towel radiator, tiled flooring and opaque double glazed window.

## Garage

20'5 x 5'8 approx (6.22m x 1.73m approx)

The integral garage has an up and over door to the front, an internal door leading into the kitchen, a wall mounted boiler and power and lighting is provided.

## Outside

To the front of the property there is a block edged driveway which provides off-road parking for two vehicles with a grassed area and established planting. To the left hand side of the property there is a path with a gate leading to the rear garden.

The cottage style rear garden has a slabbed walled patio to the immediate rear of the house, with a path leading around the conservatory to a storage area along the right hand side of the property. There is a block paved path and archway with a climbing rose leading to a further patio and seating area and there is a lawn with established borders to the sides. There is a wooden shed at the bottom of the garden and the garden is kept private by having fencing to three boundaries. There are two power points, an outside water supply and various light fittings around the patio area.

## Directions

Proceed out of Long Eaton along Nottingham Road turn left at the traffic lights by The Manor pub into High Road. At the next set of lights turn left onto Banks Road and right onto Erdington Way.

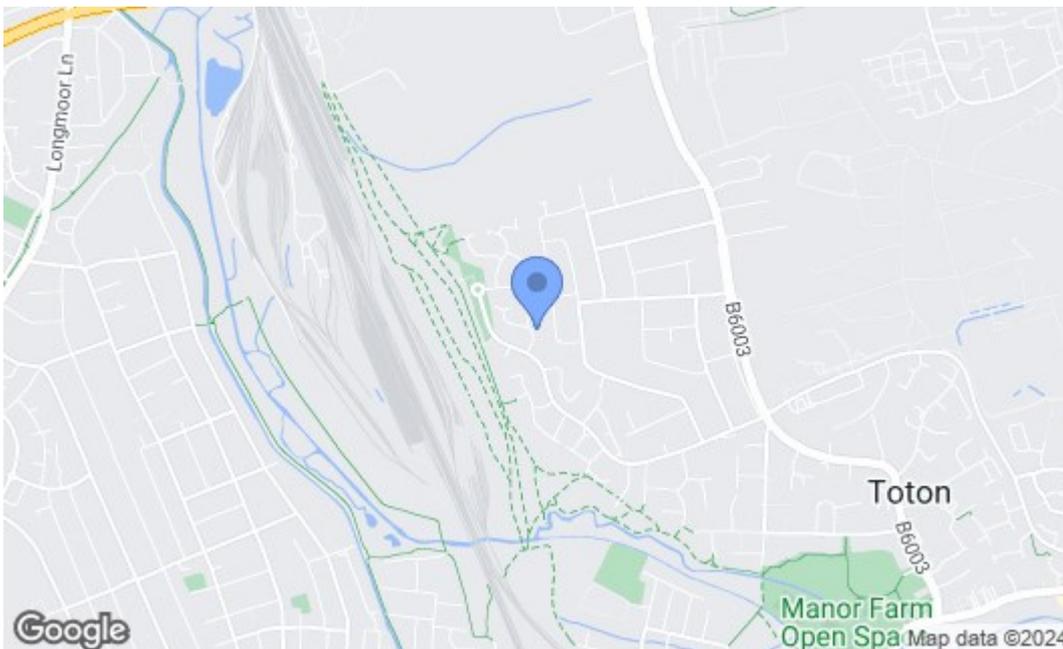
7452AMMP

## Council Tax

Erewash Borough Council Band C



Robert Ellis  
ESTATE AGENTS



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			
		66	80
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.