



Orpean Way,  
Toton, Nottingham  
NG9 6LE

**£379,950 Freehold**



BEING SITUATED ON A QUIET CUL-DE-SAC IN THE HEART OF TOTON, THIS THREE DOUBLE BEDROOM PROPERTY WHICH COULD POSSIBLY HAVE A FOURTH BEDROOM DOWNSTAIRS, PROVIDES A LOVELY FAMILY HOME CLOSE TO EXCELLENT LOCAL SCHOOLS AND MANY OTHER AMENITIES AND FACILITIES.

Being located on Orpean Way in the heart of the Banks Road development of Toton, this three double bedroom property offers spacious and well proportioned accommodation which since being originally constructed, has had the garage converted into a further room which is currently used as a study/office, but could be a sitting room or possibly a further bedroom. For the size of the accommodation 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 lovely home for themselves. The property is well placed for the excellent local schools provided by Toton which have been one of the main reasons why people have wanted to move into the area over the past couple of decades. There is also the latest extension of the Nottingham tram system which terminates in Toton and this provides another means of transport to and from Nottingham city centre.

The property is constructed of an attractive faica brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through a stylish composite front door into the reception hall, there are doors from the hall leading into the main lounge and to the second sitting room which is currently used as an office, or could be a bedroom. The separate dining room is positioned towards the rear of the property and this leads into the conservatory, from which there is a door taking you out to the rear garden. The breakfast kitchen has been completely re-fitted over recent years and has Shaker style units and several integrated appliances and off the kitchen there is a utility room and a ground floor w.c. To the first floor the landing leads to the three double bedrooms, the main bedroom having an en-suite shower room and the family bathroom which has a white suite with a shower over the bath. Outside there is car standing at the front of the house for up to three vehicles and access down the left hand side to the rear of the house where the garden has a patio leading onto a lawn and fencing to the boundaries.

There are excellent local amenities and facilities which include a Tesco superstore on Swiney Way with many other retail outlets being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Park where there is an M&S food store, Next, TK Maxx, other retail outlets and several coffee eateries, there are healthcare and sports facilities which includes several local golf courses, the excellent local schools for all ages area within walking distance of the property, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with an outside light, house number plate and a quarry tiled floor leading to:

## Reception Hall

Stylish composite front door with two inset leaded glazed panels, stairs leading to the first floor, radiator, cornice to the wall and ceiling and laminate flooring that extends through into:

## Study/Possible Bedroom

12' x 7' approx (3.66m x 2.13m approx)

Double glazed window to the front, laminate flooring and a radiator.

## Lounge/Sitting Room

19'7" x 13'11" approx (5.97m x 4.24m approx)

Having a double glazed box bay window to the front, feature stone effect gas fire with a Minton style surround and hearth, two radiators, laminate flooring, cornice to the wall and ceiling and wood panelled doors with inset glazed panels leading into the dining room and kitchen.

## Dining Room

10' x 9' plus recess approx (3.05m x 2.74m plus recess approx)

Having double opening, double glazed French doors leading into the conservatory, radiator, laminate flooring, cornice to the wall and ceiling and a recess with shelving.

## Conservatory

11' x 9' approx (3.35m x 2.74m approx)

Double glazed full height French door leading out to the patio at the rear of the property, double glazed windows to three sides, solid vaulted roof, laminate flooring, two roof lights and exposed brickwork to the wall areas.

## Kitchen

13' to 10'10" to 9' approx (3.96m to 3.30m to 2.74m approx)

The kitchen has been re-fitted by the current owners and has light grey Shaker style units and wooden work surfaces and includes a Belfast sink with a cupboard below and wooden work surfaces to either side with a five ring gas hob set in one of the work surfaces with cupboards, space for a dishwasher, drawers with the corner cupboards having fitted carousels below, oven and microwave oven with drawers below and cupboard above, matching eye level wall cupboards and a double display cabinet with glass shelving, hood and back plate to the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear, tiled flooring with underfloor heating, UPVC door with an inset double glazed panel and cat flap leading out to the side of the house.

## Utility Area

8' x 3' approx (2.44m x 0.91m approx)

The utility area has a wooden work surfaces with double cupboard below and a double cupboard above, shelving to one wall, a wall mounted boiler, space and plumbing for an automatic washing machine and laminate flooring.

## Ground Floor w.c.

Having a low flush w.c. with tiling to the wall behind and a pedestal wash hand basin with a mixer tap and tiled splashback with a mirror to the wall above, radiator and opaque double glazed window.

## First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft and cornice to the wall and ceiling.

## Bedroom 1

11'10" x 9' approx (3.61m x 2.74m approx)

Two double glazed windows to the front, built-in wardrobe with a shelf and hanging space, copper lagged tank enclosed in an airing/storage cupboard and a radiator.

## En-Suite

The en-suite to the front bedroom is fully tiled and has a shower with a rainwater shower head and hand held shower, tiling to three walls and a folding glazed door, pedestal wash hand basin with a mixer tap and a mirror with light above, low flush w.c., chrome ladder towel radiator, X-pelair fan, recessed lighting to the ceiling and an opaque double glazed window.

## Bedroom 2

11'10" x 10' approx (3.61m x 3.05m approx)

Two double glazed windows to the rear, radiator and a double built-in wardrobe.

## Bedroom 3

11' x 8' approx (3.35m x 2.44m approx)

Double glazed window to the front and a radiator.

## Bathroom

The main bathroom has a white suite including a panelled bath with central mixer taps and electric shower over with tiling to two walls, pedestal wash hand basin with a double mirror fronted cabinet above, low flush w.c. with a concealed cistern and a shelf above, tiling to the walls by the sink and w.c. areas, chrome ladder heated towel radiator and an opaque double glazed window.

## Outside

At the front of the property there is a block paved driveway with a pebbled area to the side with access down the left hand side of the house through a gate to the rear garden and an outside light at the front of the property.

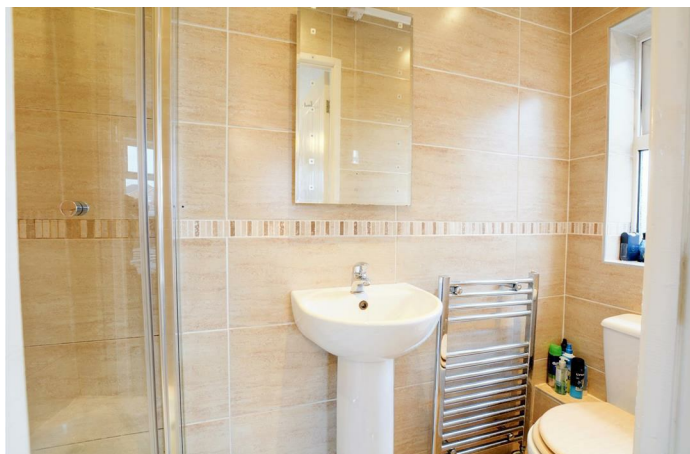
At the rear there is a slabbed patio with edging and a lawn with borders and fencing to the sides and an outside light and external water supply is provided.

## Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left into High Road which then becomes Stapleford Lane. At the next main set of traffic lights turn left into Banks Road, follow the road round and turn right into Raeburn Drive and Orpean Way can be found as the turning on the right hand side.  
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## Council Tax

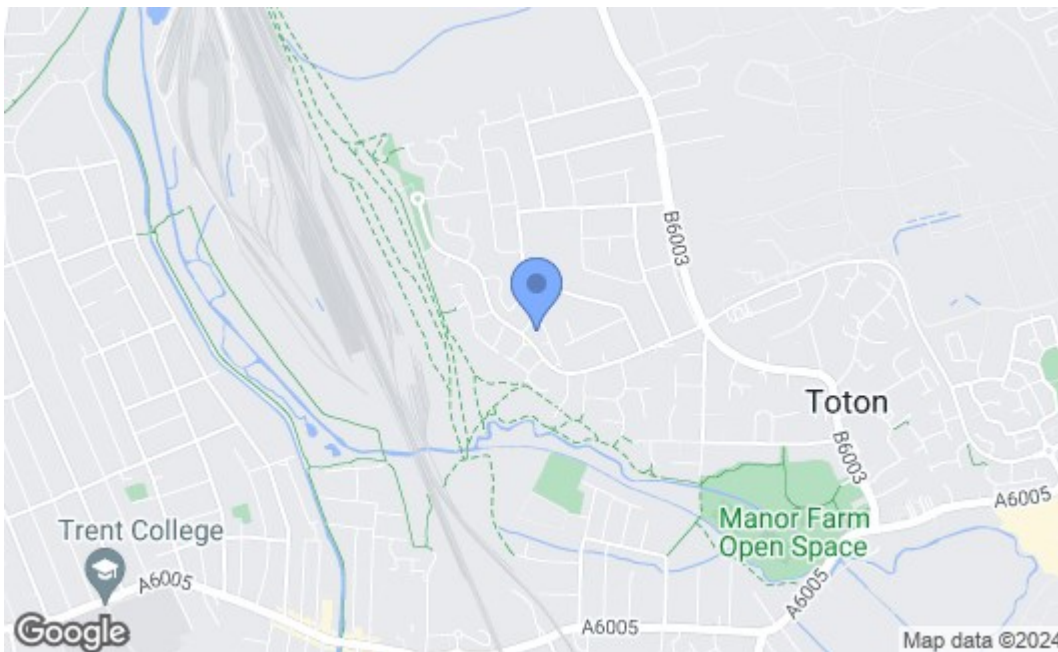
Broxtowe Borough Council Band D





8 ORPEAN WAY, TOTON

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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
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) 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	

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