



Spinney Rise,
Toton, Nottingham
NG9 6JN

£425,000 Freehold

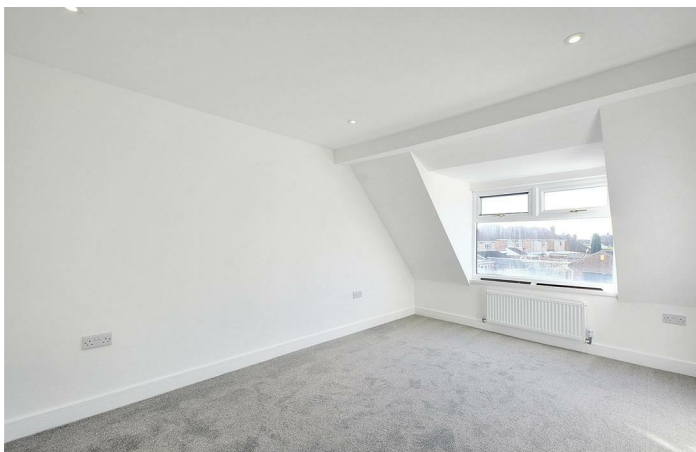


AN EXTENDED AND TASTEFULLY REFURBISHED FOUR OR FIVE BEDROOM PROPERTY SITUATED IN THE HEART OF THIS ESTABLISHED RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Being located on Spinney Rise, this spacious four or five bedroom property offers a lovely family home which is well placed for easy access to all the excellent local schools which has 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 being sold with the benefit of NO UPWARD CHAIN and for the size and quality of the accommodation provided, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick with render to the external elevations all under a pitched tiled roof and the tastefully finished accommodation derives all the benefits from having gas central heating and double glazing. The accommodation includes a reception hall with vinyl floor covering that extends through into the kitchen, dining area and rear sitting/garden room, there is a lounge and a second sitting room or further bedroom. To the first floor the landing leads to the four bedrooms, the main bedroom having a newly fitted en-suite shower room and a walk-in wardrobe and there is the family bathroom which has a mains flow shower system over the bath. Outside there is block paved parking at the front for up to three vehicles and a path runs down the right hand side of the house to the rear where there is a private large garden with a patio leading onto a lawned garden with natural screening and hedging to the boundaries.

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



Porch

Open porch which extends across the front of the property and has an outside light with a UPVC front door with two inset opaque stained glazed leaded panels and an opaque double glazed side panel leading to:

Reception Hall

Stairs with feature balustrade and cupboard under leading to the first floor, radiator, panelled door to the sitting room/bedroom and doors with inset glazed panels leading to the lounge and dining kitchen and vinyl flooring which extends into the dining kitchen.

Lounge

12'7 to 9'6 x 13' approx (3.84m to 2.90m x 3.96m approx)

Double glazed window to the front, radiator, recessed lighting to the ceiling and eight power points.

Sitting Room/Bedroom

10' x 9'5 approx (3.05m x 2.87m approx)

Double glazed window to the front, radiator, recessed lighting to the ceiling and six power points.

Kitchen

18' x 9'4 approx (5.49m x 2.84m approx)

The exclusively fitted kitchen has dark blue Shaker style units and quartz effect work surfaces and includes a 1½ bowl sink with a mixer tap and five ring induction hob set in a work surface which extends to two walls and has an integrated dishwasher, space for an automatic washing machine, shelved soft closing cupboards and drawers below, matching eye level wall cupboards, hood and back plate to the cooking area, double glazed window to the rear, housing and power point for an American style fridge/freezer with a cupboard over, double oven with cupboards above and below, vinyl floor covering, radiator, recessed lighting to the ceiling and an understairs storage cupboard.

Dining Area

9'6 x 6'1 approx (2.90m x 1.85m approx)

The dining area is situated off the kitchen and connects to the sitting/garden room and has a radiator, four power points and vinyl floor covering.

Sitting/Garden Room

13'7 x 10'4 approx (4.14m x 3.15m approx)

This large additional sitting/garden room has double glazed, double opening French doors leading out to the private rear garden, double glazed windows to the rear and side, polycarbonate lantern roof window, radiator, vinyl floor covering and six power points.

First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft, panelled doors leading to the bedrooms and bathroom off the landing, recessed lighting to the ceiling and two power points.

Bedroom 1

14' x 10' approx (4.27m x 3.05m approx)

Having a double glazed window to the front, radiator, recessed lighting to the ceiling, eight power points and a walk-in wardrobe with shelving and hanging rails.

En-Suite

The en-suite to the main bedroom includes a corner shower with a mains flow shower system, tiling to two walls and curved glazed doors and protective screens, low flush w.c., hand basin with mixer tap, tiled splashback, mirror fronted shelved cabinet with ambient lighting, chrome ladder towel radiator, double glazed window, X-pelair fan, recessed lighting to the ceiling and vinyl floor covering.

Bedroom 2

11'2 x 10'6 approx (3.40m x 3.20m approx)

Double glazed window to the front, radiator, recessed lighting to the ceiling and eight power points.

Bedroom 3

11'3 x 11'2 approx (3.43m x 3.40m approx)

Double glazed window to the rear, radiator, recessed lighting to the ceiling and eight power points.

Bedroom 4

6'6 max x 6'5 approx (1.98m max x 1.96m approx)

Double glazed window to the front, radiator, four power points and a double built-in wardrobe with a hanging rail.

Bathroom

The main family bathroom has a new white suite including a panelled bath with mixer tap and a mains flow shower over with a rainwater shower head and hand held shower, tiling to three walls and a glazed protective screen, pedestal wash hand basin with a mixer tap and a low flush w.c., tiled flooring, recessed lighting to the ceiling, extractor fan and a chrome ladder towel radiator.

Outside

At the front of the property there is a block paved drive which provides off road parking for up to three vehicles and there is access to the right hand side of the house to the rear garden.

The rear garden is a good size and has a slabbed patio leading onto a large lawned area with the garden being kept private by having hedging and screening to the boundaries.

Directions

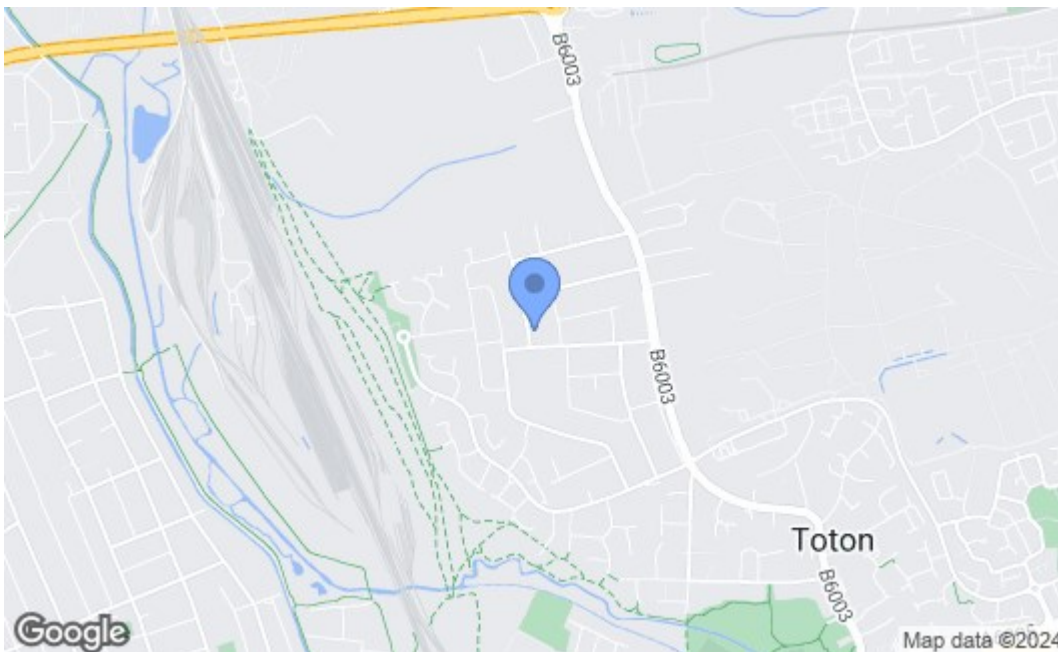
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto High Road which then becomes Stapleford Lane. Continue through the next set of traffic lights and then turn left into Woodstock Road, right into Spinney Rise where the property can be found on the right as identified by our for sale board.

7791AMMP

Council Tax

Broxtowe Borough Council Band C





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (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 ₂) 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.