

Petworth Avenue,
Toton, Nottingham
NG9 6JF

£425,000 Freehold



A DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN A DELIGHTFUL CUL-DE-SAC LOCATION BEING SOLD WITH NO UPWARD CHAIN, AN EARLY VIEWING COMES HIGHLY RECOMMENDED.

It gives Robert Ellis great pleasure to bring to the market this spacious, detached family home situated in the ever popular location of Toton. The property is well positioned for easy access to the excellent local schools such as George Spencer Academy which has been one of the main reasons people have wanted to move to the area over the past couple of decades. There are also many other amenities and facilities including excellent transport links, all of which have helped to make this a very popular and convenient place to live. The property provides deceptively spacious accommodation throughout with potential to extend and change the current layout. An early viewing comes highly recommended in order to appreciate all that is on offer, in particular the large garden to the rear which is well established with mature shrubs and benefits from not being overlooked. Call the office today to arrange your viewing appointment.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. In brief the accommodation comprises of a good size entrance hallway, large dual aspect lounge and to the rear a dining room. To the rear there is also a fitted kitchen, side porch and access through to the garage. To the first floor there are four good size bedrooms with EN-SUITE shower room to the master bedroom and family bathroom. The property is situated in a quiet cul-de-sac road and provides ample OFF STREET PARKING in the form of a block-paved driveway which in turn leads to the GARAGE. At the rear there is the most spacious garden and benefits from not being overlooked by another property. This property will suit any purchaser looking for outdoor space in abundance.

The property is within easy reach of the Tesco superstores found on Swiney Way and there are many more shopping facilities found in both the nearby towns of Long Eaton and Beeston. If required there are excellent schools for all ages found in Toton, there are health care and sports facilities, walks in the nearby Toton Fields and the excellent transport links include J25 of the M1, East Midlands Airport, the recently completed Nottingham tram system which terminates in Toton, there are stations in Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provides good access to Nottingham and Derby.



Entrance Hallway

6'8 x 13'7 approx (2.03m x 4.14m approx)
UPVC double glazed door to the front with inset glazed panel, carpeted flooring, wall light and radiator, understairs storage cupboard, stairs to the first floor and doors to:

Lounge

24'9 x 11'6 approx (7.54m x 3.51m approx)
Dual aspect UPVC double glazed windows to the front and rear, wall and ceiling lights, radiator, gas fireplace with wooden surround and marble hearth.

Dining Room

9'4 x 12'8 approx (2.84m x 3.86m approx)
Wide metal double glazed sliding doors to the rear garden, carpeted flooring, ceiling light and radiator.

Wet Room/w.c.

4' x 4'9 approx (1.22m x 1.45m approx)
Obscure UPVC double glazed window to the side, tiled flooring and tiled walls, low flush w.c., wash hand basin, electric shower, ceiling light, radiator and extractor fan.

Kitchen

8'9 x 11'8 approx (2.67m x 3.56m approx)
UPVC double glazed window to the rear and UPVC double glazed door to the side leading to the garden and porch, tiled flooring, ceiling light, wooden wall and base units with built-in oven, gas hob, integrated fridge freezer and dishwasher, space for a washing machine and tiled splashbacks.

First Floor Landing

Double height landing with two UPVC double glazed windows, carpeted flooring, ceiling light, large in-built airing/storage cupboard and doors to:

Bedroom 1

16'6 x 11'6 approx (5.03m x 3.51m approx)
UPVC double glazed window to the rear, UPVC double glazed window to the side, carpeted flooring, ceiling and wall lights, radiator and leading to:

En-Suite

6'9 x 2'4 approx (2.06m x 0.71m approx)
Obscure UPVC double glazed window to the rear, carpeted flooring and ceiling light, extractor fan and shower tray with electric shower and sink with tiles to the floor.

Bedroom 2

12'8 x 8'6 approx (3.86m x 2.59m approx)
UPVC double glazed window to the rear, carpeted flooring, ceiling light and radiator.

Bedroom 3

11'1 x 8'7 approx (3.38m x 2.62m approx)
UPVC double glazed window to the front, carpeted flooring, ceiling light and radiator.

Bedroom 4

10' x 7'9 approx (3.05m x 2.36m approx)
UPVC double glazed window to the front, carpeted flooring, ceiling light and radiator.

Bathroom

8'9 x 6'2 approx (2.67m x 1.88m approx)
Obscure UPVC double glazed window to the rear, tiled flooring, ceiling light, white towel radiator with corner bath and seat, tiles to the floor, free standing sink and enclosed corner shower with a mains fed shower.

Separate w.c.

6' x 2'4 approx (1.83m x 0.71m approx)
Obscure UPVC double glazed window to the rear, tiled flooring, ceiling light, low flush w.c. and access to the loft.

Outside

To the front there is a large block paved driveway for at least four cars with access to the garage, courtesy lighting and a shrub border. To the right hand side there is access to a covered walk way through to the rear garden and kitchen door.

There is a curved block paved patio leading to a large lawned area with paving to a shed and hardstanding. The garden is fully enclosed with fencing, established shrubs to the borders to the right and rear of the garden.

Garage

7'6 x 16'2 approx (2.29m x 4.93m approx)
Electric up and over door to the front, UPVC double glazed door to the side, wooden window to the side, light and power and storage space in the eaves.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor public house turn left into High Road which then becomes Stapleford lane. At the next set of traffic lights continue straight across still following Stapleford lane. At the top of the hill turn right into Petworth Avenue where the property can be found on the right.

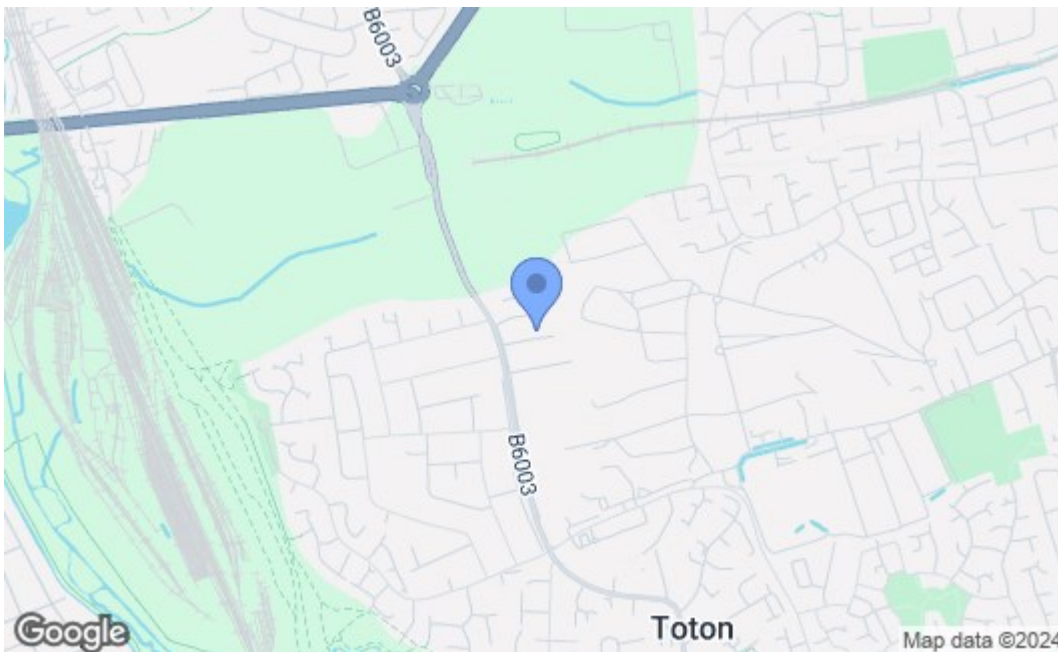
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Council Tax

Broxtowe Borough Council Band E



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		42	
(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.