



Darley Avenue,  
Toton, Nottingham  
NG9 6JP

**£799,950 Freehold**





A BEAUTIFULLY PRESENTED, RE-CONSTRUCTED AND EXTENDED FIVE BEDROOM DETACHED PROPERTY COMPLETE WITH SOLAR PANELS GENERATING INCOME, OFF STREET PARKING AND STUNNING VIEWS OVER NOTTINGHAMSHIRE, DERBYSHIRE AND LOUGHBOROUGH.

Robert Ellis are extremely pleased to market this superb example of a detached family home offering five bedrooms, ample and versatile living accommodation, off street parking for several vehicles and views over Nottinghamshire, Derbyshire and Loughborough from a stunning balcony on the first floor. The property is constructed of brick under a new roof structure and benefits double glazing and gas central heating throughout with a solar panel system installed in Autumn 2023, this is anticipated to produce enough power throughout the year to cover the annual energy costs of the current vendors based on data obtained to date. The daily electricity produced by the solar panels is sent back to the grid and credited to the owner's energy account. The solar panel system also benefits from three batteries with a total storage capacity of 16.5kw. The property has been re-modelled and re-constructed throughout to create a modern and versatile property and an internal viewing is highly recommended to appreciate the property and location on offer.

This stunning family home is modern and bright throughout and briefly comprises a large entrance hallway, South facing lounge with bi-folding doors, open plan kitchen/dining/living space with skylight, French doors, underfloor heating and integrated appliances, utility room, downstairs four piece family bathroom finished to a high standard, downstairs WC and four double bedrooms to the ground floor with two benefiting from fitted wardrobes. To the first floor there is a superb master suite with an en-suite three piece bathroom, walk-in wardrobe and a covered balcony with views over Nottinghamshire, Derbyshire and Loughborough. To the front, the property is set away from the road offering a large driveway and ample off street parking for several vehicles with a mature front garden, there is a caravan/motorhome standing which measures 8m x 3m. The garden is South facing and features a patio area, turf and mature flower and shrub beds and boasts a variety of wildlife. To the rear there is an enclosed low maintenance garden with artificial turf, a wooden storage shed and a log cabin which is insulated, double glazed and has power and WIFI.

The property falls within the sought after George Spencer Academy catchment area and is situated on a popular and desirable road in Toton. This home is close to a wide range of local shops, supermarkets and healthcare facilities with Chilwell retail park being just a short drive away. There are fantastic transport links such as Toton tram station and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.





### Entrance Hall

Composite front door, wooden floorboards, radiator, stairs to the first floor, ceiling light and doors to:

### Lounge

13'9 × 17'9 approx (4.19m × 5.41m approx)

Aluminium bi-folding doors overlooking the front, wooden floorboards, radiator, feature fireplace, air conditioning/heating unit, ceiling light.

### Utility Room

6'3 × 4'3 approx (1.91m × 1.30m approx)

Tiled flooring, space for washing machine, space for tumble dryer, inset sink, wall and base units, ceiling light.

### Family Bathroom

5'6 × 9'1 approx (1.68m × 2.77m approx)

UPVC double glazed patterned window overlooking the side, tiled flooring, bath with mixer tap, single enclosed shower unit, low flush w.c., top mounted sink, built in storage cupboard, heated towel rail, spotlights.

### Separate w.c.

5'8 × 2'6 approx (1.73m × 0.76m approx)

UPVC double glazed patterned window overlooking the side, tiled flooring, low flush w.c., top mounted sink, ceiling light.

### Living/Kitchen Diner

28'9 × 10'5 approx (8.76m × 3.18m approx)

UPVC double glazed window overlooking the rear, French doors overlooking and leading to the rear garden, Skylight, composite door leading to the side, wooden floorboards and tiled flooring (with underfloor heating), radiator, wall, base and drawer units with work surface over, inset sink and drainer, integrated double electric oven, integrated induction hob and overhead extractor fan, space for fridge/freezer, air conditioning/heating unit, spotlights, integrated dishwasher.

### Bedroom 2

11'6 × 11'1 approx (3.51m × 3.38m approx)

UPVC double glazed French doors overlooking and leading to the rear garden, wooden floorboards, radiator, ceiling light.

### Bedroom 3

9'3 × 9'4 approx (2.82m × 2.84m approx)

UPVC double glazed window overlooking the front and side, carpeted flooring, fitted wardrobes, radiator, ceiling light.

### Bedroom 4

9'3 × 9'4 approx (2.82m × 2.84m approx)

UPVC double glazed window overlooking the side, wooden floorboards, radiator, ceiling light.

### Bedroom 5

8'7 × 12'9 approx (2.62m × 3.89m approx)

UPVC double glazed window overlooking the rear, wooden floorboards, radiator, ceiling light.

### First Floor Landing

### Master Bedroom

20'8 × 17'9 approx (6.30m × 5.41m approx)

UPVC double glazed door overlooking views and leading to the balcony, hardwood flooring, eaves storage, velux window, spotlights.

### Walk-in Wardrobe

5'1 × 9'9 approx (1.55m × 2.97m approx)

Velux windows, hardwood flooring, eaves storage, spotlights.

### En-Suite

7'2 × 7'5 approx (2.18m × 2.26m approx)

Velux window, tiled flooring, eaves storage, P shaped bath with mixer tap and shower over the bath, low flush, top mounted sink, electric heated towel rail, spotlights.

### Outside

To the front of the property there is a large driveway with ample off street parking for several vehicles, caravan/motorhome standing (8m × 3m) and a mature lawned garden with a variety of flower beds, plants and wildlife with a South facing patio area at the top. To the rear, there is a low maintenance and enclosed garden with artificial lawn, wooden storage shed and log cabin which is insulated, has double glazing, power and WiFi supply.

### Directions

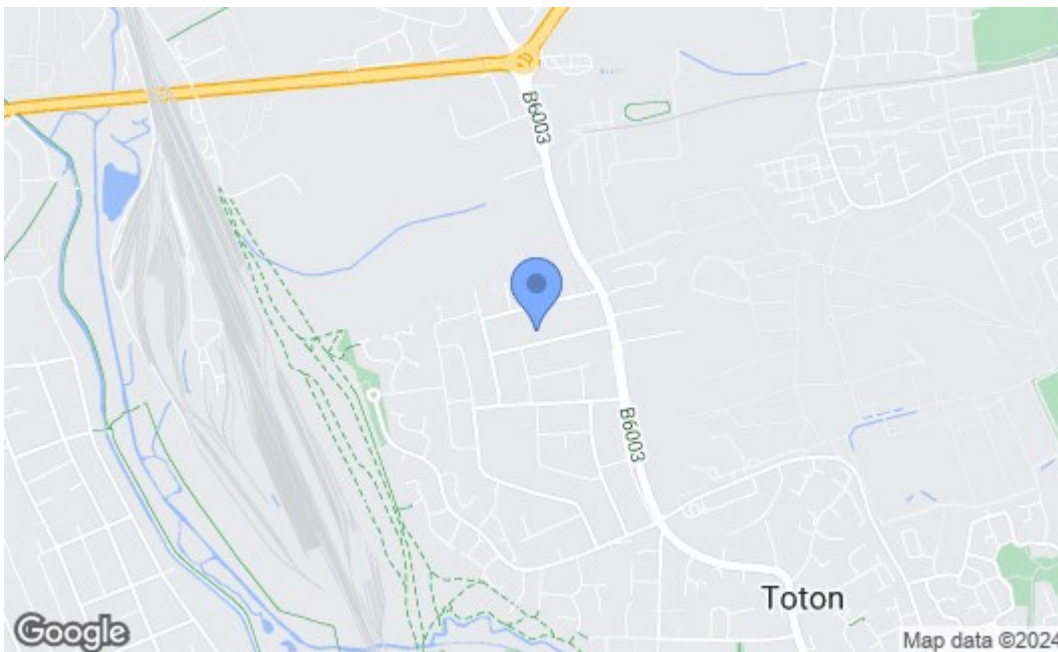
Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road which then becomes Stapleford Lane. Proceed through the next set of traffic lights and up the hill taking a turning towards the top on the left into Darley Avenue. Follow the road down and the property can be found on the right hand side.

7935RS

### Council Tax

Broxtowe Borough Council Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	92
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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.