



Rutland Avenue,
Toton, Nottingham
NG9 6EP

O/I/R £299,950 Freehold



A WELL PRESENTED, EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, ENCLOSED MATURE GARDEN AND SUMMERHOUSE.

Robert Ellis are pleased to bring to the market this superb example of an extended three bedroom semi-detached family home offering open plan accommodation within this desirable location. The property is constructed of brick under a newly fitted roof and benefits from double glazing and gas central heating throughout and would ideally suit a wide range of buyers including first time buyers, families and people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises, an entrance hallway, bay fronted dining room, open kitchen with integrated appliances and a lounge with French doors leading to the garden. To the first floor the landing leads to three bedrooms and the three piece family bathroom suite. To the exterior there is ample off street parking for two vehicles via a driveway and to the rear, an enclosed south facing garden with patio areas, turf and mature flower beds and trees with a summer house to the rear.

Located in the popular residential area of Toton, close to a wide range of local amenities. Supermarkets and healthcare facilities are within walking distance with the property benefitting from being in the George Spencer Academy catchment area. Chilwell retail park is just a short drive away and there are fantastic transport links such as Toton tram station and easy access to the M1, A50 and A52 to both Nottingham and Derby. There are also local train stations close by and easy access to East Midlands Airport.



Entrance Hall

UPVC double glazed front door, carpeted flooring, radiator, stairs to the first floor, ceiling light.

Dining Room

11'8 x 11'4 approx (3.56m x 3.45m approx)
UPVC double glazed bay window overlooking the front, carpeted flooring, radiator, ceiling light.

Kitchen

17'8 x 9'9 approx (5.38m x 2.97m approx)
UPVC double glazed window overlooking the side, tiled flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated Neff double oven/grill, gas hob and overhead extractor fan, integrated fridge/freezer, integrated washing machine/dryer, ceiling light.

Lounge

10'5 x 16'8 approx (3.18m x 5.08m approx)
UPVC double glazed French doors overlooking and leading to the rear garden, carpeted flooring, radiator, ceiling light.

First Floor Landing

UPVC double glazed patterned window overlooking the side, carpeted flooring, loft access, ceiling light.

Bedroom 1

11'4 x 11'9 approx (3.45m x 3.58m approx)
UPVC double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

Bedroom 2

11'4 x 11'3 (3.45m x 3.43m)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Bedroom 3

6'4 x 6'7 approx (1.93m x 2.01m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Family Bathroom

6'9 x 8'1 approx (2.06m x 2.46m approx)
UPVC double glazed patterned windows overlooking the

rear and the side, tiled flooring, low flush w.c., pedestal sink, P shaped bath with mixer tap and shower over the bath, heated towel rail, spotlights.

Outside

To the front of the property there is off street parking for two vehicles via a driveway. To the rear there is an enclosed south facing garden with patio area's, turf and mature flower beds offering a variety of flowers, shrubs and trees. To the bottom of the garden there is a summer house.

Summerhouse

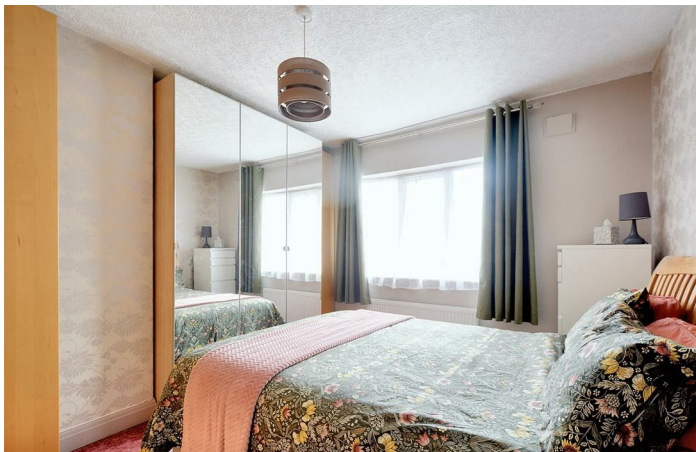
UPVC double glazed windows and doors, power and lighting.

Directions

Proceed out of Long Eaton along Nottingham Road, continuing to the traffic lights turning left into High Road and Rutland Avenue will be found on the right hand side.
795 IRS

Council Tax

Broxtowe Borough Council Band B





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.