



Bispham Drive,  
Toton, Nottingham  
NG9 6GH

**O/O £315,000 Freehold**



A THREE BEDROOM DETACHED FAMILY HOME FOUND IN THIS SOUGHT AFTER LOCATION AND OFFERING EXTENDED ACCOMMODATION.

Robert Ellis are delighted to offer to the market this traditional bay fronted detached home, situated in the highly sought after area of Toton. This extended detached home offers 925 sqft of living space, having recently had the bathroom and kitchen upgraded, and being decorated throughout to a high standard, it offers ready to move in to accommodation, or alternatively offers huge potential for the next owner to change the layout and decor however they see suitable. The home features a stunning bay front, enhancing its elegant façade. Inside, you'll find spacious and well-appointed rooms, ideal for family living with a living room and separate dining room. The beautiful rear garden provides a serene outdoor retreat, perfect for relaxation and entertaining and boasts a purpose built timber gazebo with seating over the patio. Additionally, a detached garage offers convenient storage and parking solutions. This residence presents an exceptional opportunity to live in one of Toton's most desirable locations. The property is ideally positioned for local shops and amenities in addition to schools and link roads.

Benefiting from double glazing throughout and a detached garage, internal accommodation briefly comprises of a porch, hallway, living room, kitchen and dining room to the ground floor. To the first floor the landing leads to the three bedrooms, with a bay window to the master bedroom, and a recently re-fitted shower room.

The property is within easy reach of the Tesco superstore on Swiney Way with further shopping facilities being found in the nearby towns of Beeston and Long Eaton and also at the Chilwell Retail Parks where there is an M&S food store, Next, Costco and several coffee eateries, there are excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities including several local golf courses, walks at Toton fields and the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at 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

Double glazed door to the front and door to:

### Hallway

Double glazed door to the front, original wooden flooring, stairs to the first floor, radiator, understairs storage cupboard, doors to:

### Living Room

28'6" x 11'1" approx (8.69m x 3.38m approx)

Double glazed bay window to the front, original wooden flooring, radiator, gas fire with surround, coving, window to the dining room.

### Dining Room

11'1" x 7'1" approx (3.38m x 2.16m approx)

Double glazed sliding doors to the rear garden, radiator and hardwood flooring.

### Kitchen

16'1" x 8'5" approx (4.90m x 2.57m approx)

Double glazed windows to the side and rear, double glazed door to the side, range of wall and base units with work surfaces over, 1½ bowl Belfast sink and drainer, free standing cooker, plumbing for a washing machine, space for a vented tumble dryer and space for a fridge freezer, tiled flooring. Opening into the dining room.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

15'5" x 11'1" approx (4.70m x 3.38m approx)

Double glazed bay window to the front, coving and a radiator.

### Bedroom 2

12'9" x 11'1" approx (3.89m x 3.38m approx)

Double glazed window to the rear, coving and a radiator.

### Bedroom 3

8'5" x 7'10" approx (2.57m x 2.39m approx)

Double glazed window to the front, overstairs storage cupboard and a radiator.

### Shower Room

Double glazed window to the rear, low flush w.c. and wash hand basin in a vanity unit, fully tiled walls, double shower cubicle with wall mounted electric shower and PVC shower

panels, radiator, linoleum flooring and airing/storage cupboard housing the hot water tank.

### Outside

To the front of the property there is a block paved driveway with gravelled section providing off road parking with double gates leading to the garage.

To the rear the garden has a patio with a purpose built timber frame gazebo with built-in seating area, lawned garden, garden shed, shrubs to the borders, mature trees and fencing to the boundaries.

### Garage

Up and over door to the front.

### Directions

Proceed out of Long Eaton along Nottingham Road and turn left at the traffic lights on to High road, proceed along Stapleford Lane and turn left onto Banks Lane then take a right onto Sandown Road, take the first left on to Bispham Drive where the property can be located by our sale board. 8061AMCO

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps, Superfast 41mbps,

Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No, surface water medium

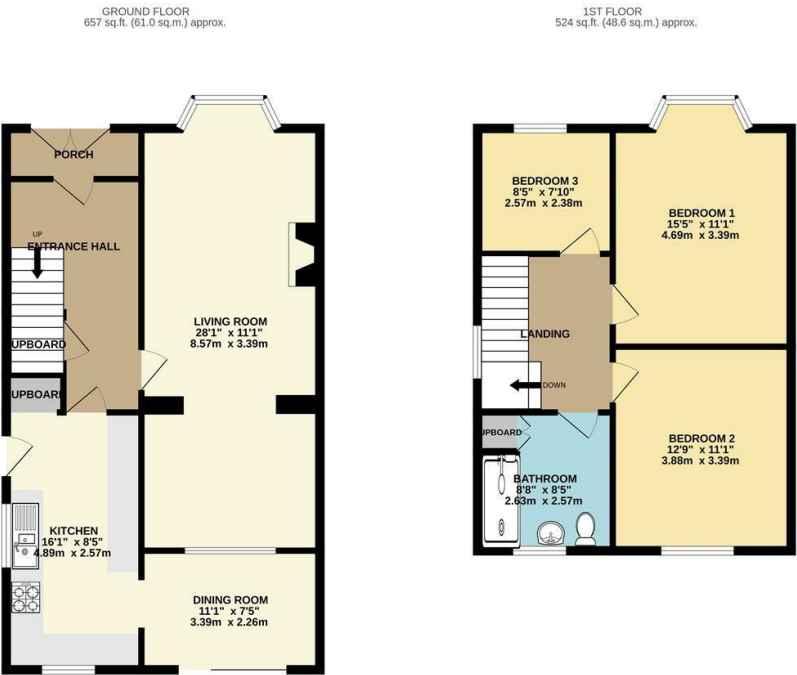
Flood Defenses – No

Non-Standard Construction – No

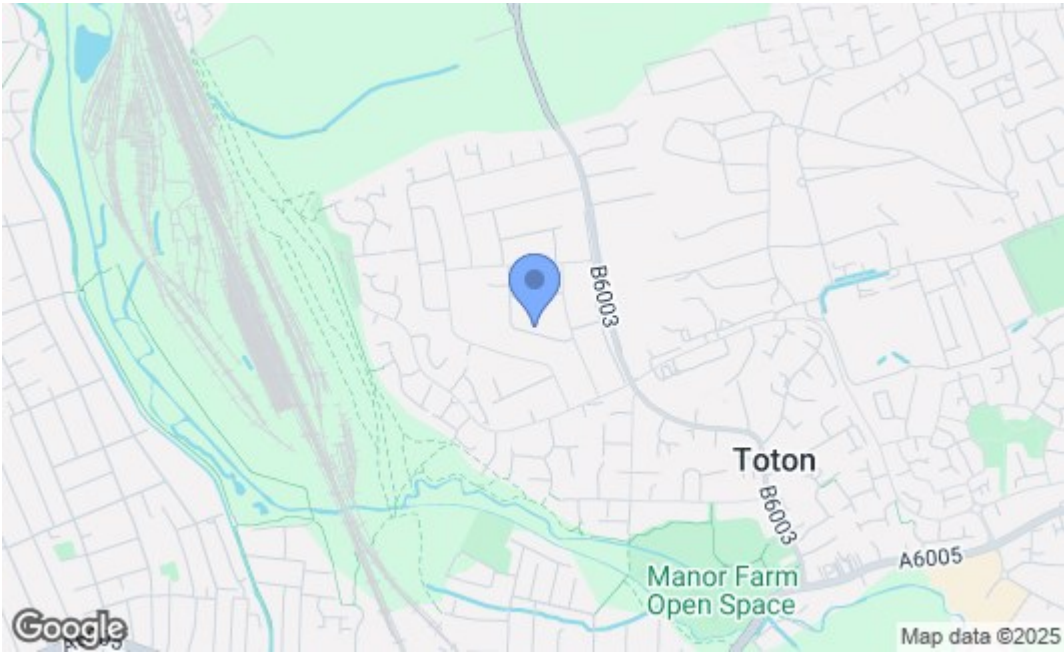
Any Legal Restrictions – No

Other Material Issues – No





12 BISPHAM DRIVE, TOTON  
TOTAL FLOOR AREA: 1180 sq.ft. (109.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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