



Portland Road,
Toton, Nottingham
NG9 6EW

£374,950 Freehold

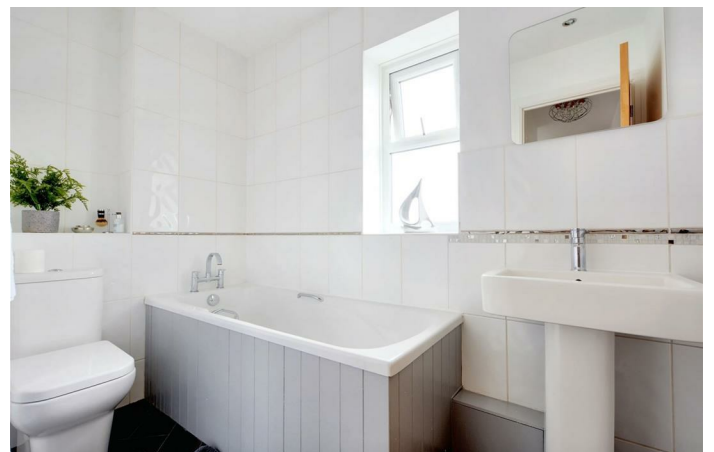


A BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOM DETACHED FAMILY HOME SITUATED WITHIN A QUIET CUL-DE-SAC OFFERING SPACIOUS ACCOMMODATION, PARKING AND PRIVATE REAR GARDEN.

Robert Ellis are thrilled to market this beautiful example of a three bedroom detached family home, situated within a quiet cul-de-sac in the popular village of Toton. The property is constructed of brick and benefits double glazing and gas central heating throughout with ample off street parking and a private, landscaped rear garden. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with composite front door, downstairs WC, bay fronted lounge and dining room with French doors leading to the rear, large open plan kitchen/diner with integrated appliances and breakfast bar and a separate utility room. To the first floor there are three generous sized bedrooms with the master benefiting from an en-suite shower room. There is also a three piece family bathroom suite. To the exterior, there is ample off street parking to the front with a turfed garden and access to the side through a wooden gate. To the rear, a private and enclosed landscaped garden with porcelain tiled patio sections, turf and pergola.

Located in the popular residential village of Toton, close to a wide range of local shops and reputable schools. There are fantastic transport links available including easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. Toton tram station is within walking distance as well as super markets and healthcare facilities at Chilwell retail park.



Entrance Hall

Composite front door, carpeted flooring, radiator, under stairs storage cupboard, ceiling light.

Ground Floor w,c,

2'5 x 5'9 approx (0.74m x 1.75m approx)

UPVC double glazed patterned window overlooking the front, tiled flooring, heated towel rail, WC, top mounted sink, ceiling light.

Lounge

10'9 x 17'7 approx (3.28m x 5.36m approx)

UPVC double glazed bay fronted window overlooking the front and window overlooking the side, carpeted flooring, gas fire, radiator, ceiling light.

Dining Room

8'7 x 10'7 approx (2.62m x 3.23m approx)

UPVC double glazed French doors overlooking and leading to the garden, carpeted flooring, radiator, ceiling light.

Kitchen/Diner

11'4 x 7'8 x 14'1 x 15'5 approx (3.45m x 2.34m x 4.29m x 4.70m approx)

UPVC double glazed window overlooking the rear, UPVC double glazed French doors overlooking and leading to the rear garden, LVT flooring, wall and base units with work surface over, inset sink and drainer, gas hob, integrated electric oven, overhead extractor fan, integrated dishwasher, space for fridge/freezer, spotlights.

Utility Room

3'7 x 6'0 approx (1.09m x 1.83m approx)

LVT flooring, space for washing machine, space for tumble dryer, spotlights.

First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, built in storage cupboard, loft access, textured ceiling, ceiling light.

Master Bedroom

11'3x 15'4 approx (3.43mx 4.67m approx)

UPVC double glazed windows overlooking the rear, carpeted flooring, radiator, fitted wardrobes, spotlights.

En-Suite

4'7 x 5'8 approx (1.40m x 1.73m approx)

Low flush w.c., top mounted sink, double walk in shower with rainfall shower head, vinyl flooring, spotlights.

Bedroom Two

9'4 x 7'6 approx (2.84m x 2.29m approx)

UPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, spotlights.

Bedroom Three

5'1 x 9'4 approx (1.55m x 2.84m approx)

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

Family Bathroom

4'4 x 7'8 approx (1.32m x 2.34m approx)

UPVC double glazed frosted window overlooking the side, vinyl flooring, low flush w.c., bath with mixer tap, pedestal sink, heated towel rail, spotlights.

Outside

The property sits within a quiet cul-de-sac location and to the front boasts a lawned garden with ample off street parking and access into the garage space and rear garden through a wooden gate. To the rear there is a private and enclosed garden that has been landscaped with porcelain patio tiles, lawn and pergola.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor pub turn left into High Road, left onto Portland Road and the property can be found on the left.

8118RS

Council Tax

Broxtowe Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT SKY AND VIRGIN

Broadband Speed -

Broadband (estimated speeds)

Standard 6 mbps Superfast 80 mbps Ultrafast 1000 mbps

Phone Signal – O2, EE, VODAFONE

Sewage – Mains supply

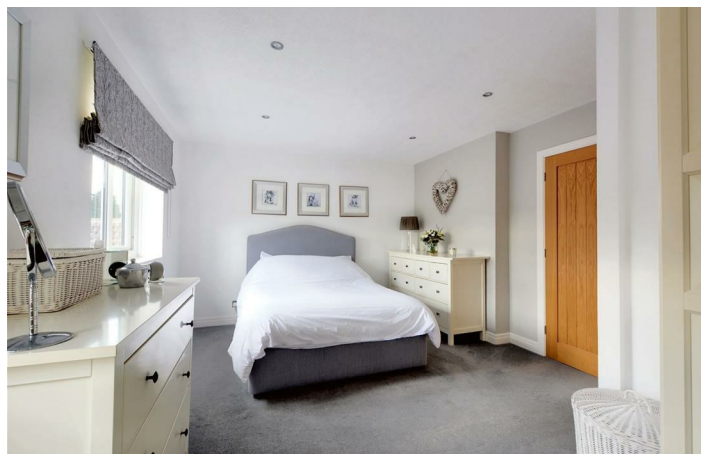
Flood Risk – No, surface water low

Flood Defenses – No

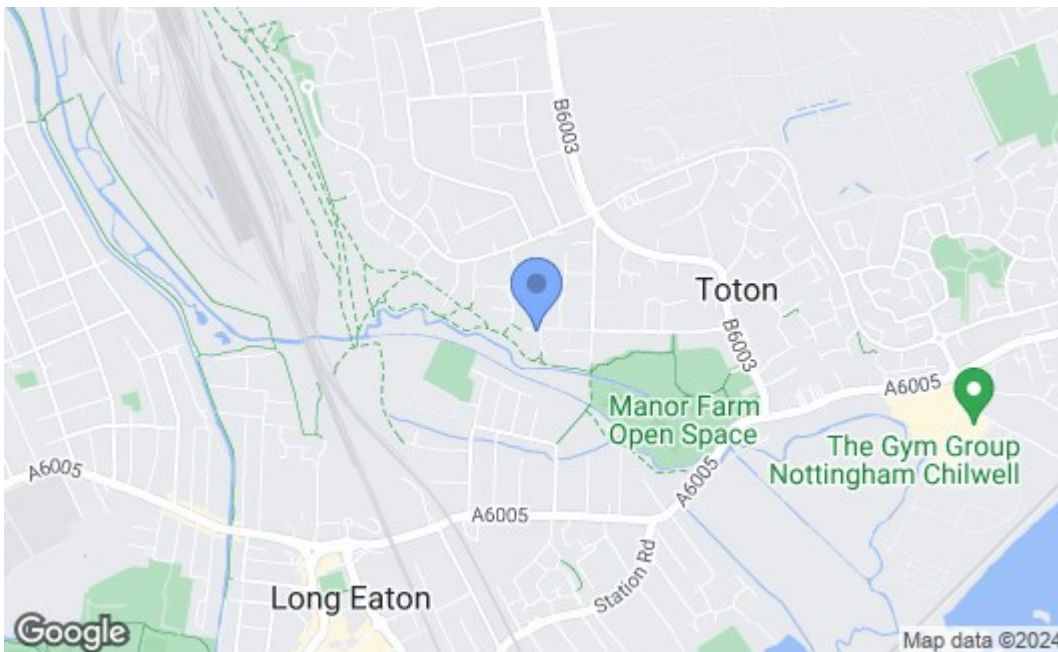
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(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.