

Erdington Way,
Toton, Nottingham
NG9 6JY

£375,000 Freehold



BEING SITUATED ON THIS VERY POPULAR ROAD, THIS REFURBISHED AND REDECORATED DETACHED PROPERTY PROVIDES FOUR BEDROOM FAMILY ACCOMMODATION WITH LARGE OPEN PLAN GROUND FLOOR LIVING SPACE BEING SOLD WITH NO UPWARD CHAIN.

Being positioned on Erdington Way on a large plot, this updated four bedroom detached property provides a lovely family home which we are sure will suit people looking for a larger property in the Toton area. The property has been altered for modern living, with an open plan Lounge, dining kitchen and the new owner could convert the garage into further living space if required. With newly fitted carpets throughout, the family home is ready to move straight into. Since being built a conservatory has been added to the rear. The property has been replastered and redecorated, with new contemporary bathrooms installed. For all that is included in this lovely home to be appreciated, we strongly recommend interested parties do take a full inspection so they can see the size of the accommodation included and the privacy of the garden for themselves. The property is well placed for easy access to the local outstanding schools for all ages which over the past couple of decades has been one of the main reasons why people have wanted to move into the area, which together with excellent transport links has made this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of gas central heating and double glazing. The house is entered through the front door into the spacious reception hall with a ground floor w.c. off and a door leading to the spacious open plan lounge diner, which has sliding doors leading into the conservatory positioned at the rear of the house which provides an additional ground floor living space. This room is open to the well fitted John Lewis breakfast kitchen which has extensive ranges of wall and base units and integrated appliances and off the kitchen there is a utility room with space and plumbing for washing machine and tumble drier. To the first floor the light and airy landing leads to the four bedrooms, the main bedroom having a newly fitted shower room e-suite and the main family bathroom which has a shower over the bath. Outside there is a driveway to the front and a lawned garden with access via the left hand side of the property to the rear where there is a private large garden which has various patio/seating areas, a main lawn with hedging and shrubs to the boundaries, providing privacy.

The property is within easy reach of the Tesco superstore on Swiney Way with there being more shopping facilities found in the nearby towns of Beeston, Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, Costco and various coffee eateries, there are the excellent schools for all ages which are within walking distance of the house, healthcare and sports facilities, walks around the local area at Toton Fields and at the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, the latest extension of the Nottingham tram system which terminates at Toton, Long Eaton, Beeston and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hallway

6'5 x 5'7 approx (1.96m x 1.70m approx)

UPVC wood effect front door with obscure glazed panel, new grey carpet, ceiling light, double wall mounted radiator, stairs to the first floor and doors to:

Ground Floor w.c.

6'5 x 3'2 approx (1.96m x 0.97m approx)

With a newly fitted low flush w.c., wall mounted hand basin with storage cabinet below, double wall mounted radiator, extractor fan and new grey tiled flooring and skirting boards, ceiling light.

Open Plan Lounge/Diner

24'3 x 13' approx (7.39m x 3.96m approx)

Dual aspect with wood effect double glazed window to the front and sliding UPVC doors into the conservatory, new grey carpeted flooring, wall mounted double radiator, TV point, new feature fireplace with surround and gas point, two ceiling lights and open to:

Kitchen

18'1 x 6'9 approx (5.51m x 2.06m approx)

Dual aspect double glazed wood effect windows to the rear and side, tiled flooring, two ceiling lights, wall mounted double radiator, UPVC door to the rear, wall lights. With John Lewis wooden Shaker style wall, drawer and base units to two walls with granite work surface and splashback tiles, integrated dishwasher, Neff oven, Neff induction four ring hob, matching contemporary extractor, inset 1 1/2 bowl stainless steel sink with swan neck mixer tap, door to:

Utility

6'5 x 5'1 approx (1.96m x 1.55m approx)

Tiled flooring, ceiling light, base units with work surfaces over, splashbacks, inset stainless steel sink and drainer with a swan neck mixer tap, double wall mounted radiator, space for a washing machine and tumble dryer.

Conservatory

11' x 10'6 approx (3.35m x 3.20m approx)

Double glazed wooden conservatory with corrugated roof, wall light, wall mounted radiator, tiled flooring and TV point.

First Floor Landing

9'3 x 8'9 approx (2.82m x 2.67m approx)

New grey carpeted flooring, recessed LED spotlights, loft access hatch and doors to:

Bedroom 1

9'8 x 13' approx (2.95m x 3.96m approx)

Wood effect double glazed window to the rear, wall mounted double radiator, ceiling light and TV point, space for wardrobes.

En-Suite

8'8 x 2'3 approx (2.44m;2.44m x 0.69m approx)

Wood effect obscure double glazed window to the rear, tiled flooring and skirting board, ceiling light, low flush w.c., chrome towel radiator, pedestal wash hand basin with storage cupboard below, enclosed shower cubicle with rainwater shower head.

Bedroom 2

9'8 x 10'7 approx (2.95m x 3.23m approx)

Wood effect double glazed window to the front, new carpeted flooring, ceiling light and wall mounted double radiator.

Bedroom 3

6'3 x 14'6 approx (1.91m x 4.42m approx)

Two wood effect double glazed windows to the rear, new carpeted flooring, wall mounted radiator and ceiling light.

Bedroom 4

7' x 8'8 approx (2.13m x 2.64m approx)

Wood effect double glazed window to the front, new carpeted flooring, wall mounted double radiator and ceiling light.

Bathroom

8'9 x 6'8 approx (2.67m x 2.03m approx)

Newly fitted bathroom with two UPVC double glazed wood effect obscure windows to the front, new tiled flooring and skirtings, chrome towel radiator, ceiling light, low flush w.c., pedestal wash hand basin with storage under and mixer tap, panelled bath with glazed screen and mains fed shower above.

Outside

To the front of the property there is a driveway for three cars in front of the garage and a large lawned area with established shrubs and trees. There is a secure metal gate to the left giving access to the rear garden.

To the rear there is a block paved patio area with steps to a large lawned garden with hedging and shrubs to the boundaries, the garden is private and must be viewed to be appreciated. There is fencing beyond the hedge borders which could be removed to gain extra garden space if required.

Integral Garage

19'2 x 9'8 approx (5.84m x 2.95m approx)

With a roller electric door to the front with power and lighting.

Directions

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, Virgin

Broadband Speed - Standard 3mbps Superfast 36mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

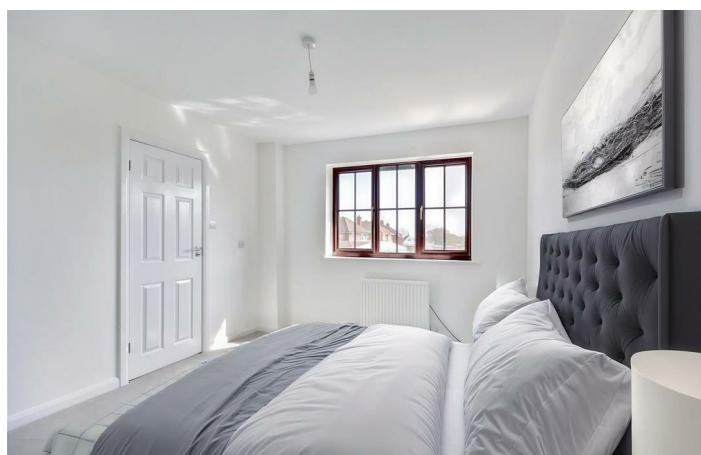
Flood Risk – No, surface water very low

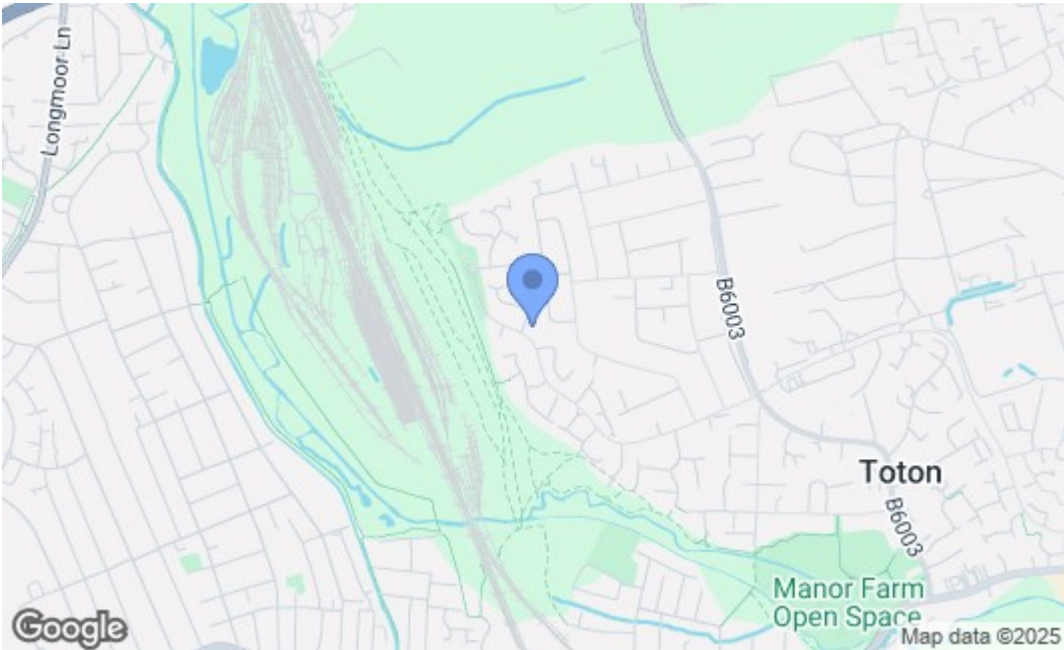
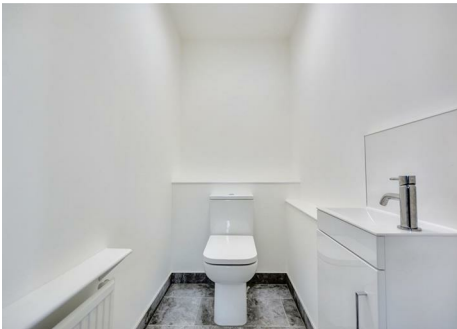
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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