



Carrfield Avenue,  
Toton, Nottingham  
NG9 6FE

**£250,000 Freehold**





A TRADITIONAL BAY FRONTED THREE DOUBLE BEDROOM SEMI DETACHED HOME IN SOUGHT AFTER TOTON, BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this attractive three double bedroom semi detached home that would ideally suit a wide range of buyers, including first time buyers, the growing family, investors or those looking to downsize. The property is constructed of brick and benefits from gas central heating and double glazing, an open plan kitchen diner with French doors opening onto the garden, an internal viewing is highly recommended.

The property briefly comprises of an entrance hallway, spacious bay fronted lounge and open plan kitchen diner, downstairs W.C and ample storage. To the first floor the landing leads to three double bedrooms, with the master benefiting from in-built storage, and a three piece family bathroom suite. Outside there is off street parking to the front and to the rear an enclosed garden with decking and lawn.

Located in the popular area of Toton, sitting within the George Spencer Academy catchment and Chetwynd Primary school catchment. Toton has a Tesco supermarket, healthcare facilities and retail outlets close by, with Toton tram stop being within walking distance and major road links easily accessible, including the A52, A50 and M1, both East Midlands Airport and local train stations are just a short drive away.



### Entrance Hall

13'6 × 6'4 approx (4.11m × 1.93m approx)

Wooden door to the side with inset obscure glass and UPVC double glazed window to the side, carpeted flooring, radiator, ceiling light, coving to the ceiling, door to large walk-in storage cupboard housing the meters, stairs to the first floor and doors to:

### Lounge

10'9 × 17'9 approx (3.28m × 5.41m approx)

UPVC double glazed bay window to the front, carpeted flooring, two radiators, ceiling light, TV point, coving and space for a fireplace.

### Kitchen Diner

14'6 × 12'1 approx (4.42m × 3.68m approx)

UPVC double glazed French doors and a UPVC double glazed window to the rear, UPVC double glazed door to the side with inset obscure glass, vinyl flooring, radiator, ceiling spotlights, understairs storage cupboard for storage and door to w.c. Wooden Shaker style wall and base units to two walls with work surfaces over, tiled splashbacks, built-in oven, four ring hob and stainless steel extractor over, inset stainless steel sink and drainer, washing machine and space for a free standing fridge freezer.

### Cloaks/w.c.

3'2 × 3'1 approx (0.97m × 0.94m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, wall mounted sink, low flush w.c., coving, ceiling light.

### First Floor Landing

9'2 × 6'4 approx (2.79m × 1.93m approx)

Obscure UPVC double glazed window to the side, carpeted flooring, radiator, loft access hatch, coving and doors to:

### Bedroom 1

10'9 × 17'9 approx (3.28m × 5.41m approx)

UPVC double glazed bay window to the front, carpeted flooring, radiator, ceiling light, coving and TV point.

### Bedroom 2

10'9 × 14'3 approx (3.28m × 4.34m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, coving and built-in storage cupboard.

### Bedroom 3

9'2 × 7' approx (2.79m × 2.13m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and coving to the ceiling.

### Bathroom

8'2 × 7' approx (2.49m × 2.13m approx)

Obscure UPVC double glazed window to the rear, laminate flooring, ceiling light, radiator, panelled bath with mains fed shower over, pedestal wash hand basin, low flush w.c., large built-in storage cupboard.

### Outside

To the front there is potential off road parking should the new owner wish to drop the kerb, pebbled garden with a path down the right leading to the side entrance door.

To the rear there is an enclosed garden with fencing and hedging to the boundaries, decked area and a lawn and wendy-house.

### Directions

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

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### Council Tax

Broxtowe Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

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 <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		

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.