



Epsom Road,
Toton, Nottingham
NG9 6HQ

**Price Guide £450-460,000
Freehold**

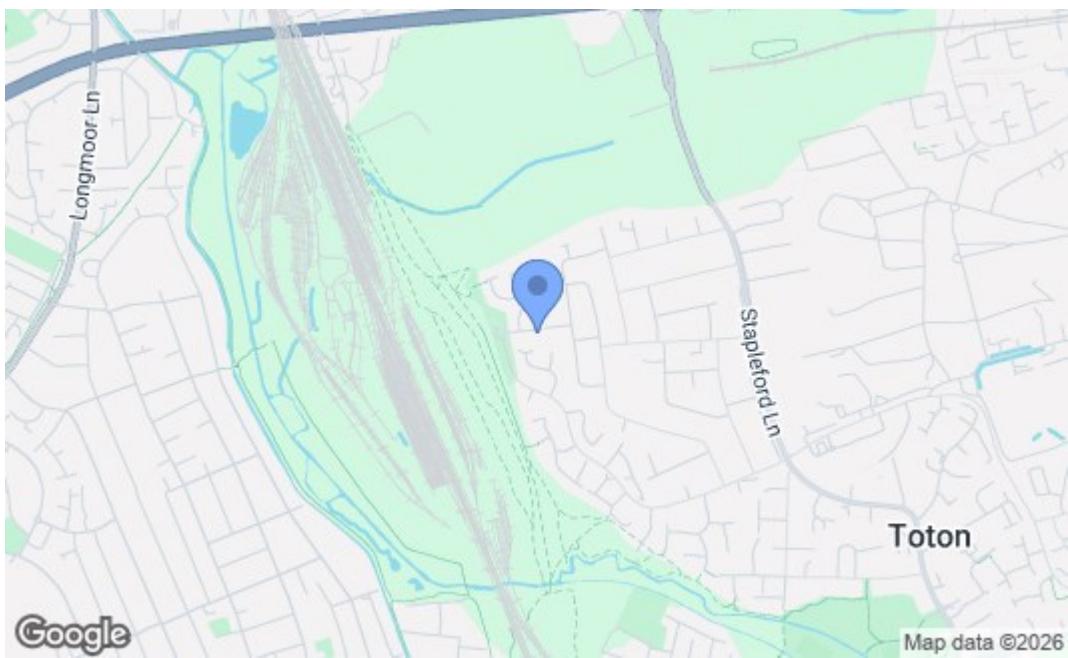


A STUNNING FIVE BEDROOM HOME ON ONE OF THE MOST SOUGHT AFTER ROADS IN THE HEART OF TOTON, WELL PLACED FOR EASY ACCESS TO THE EXCELLENT LOCAL SCHOOLS AND OTHER AMENITIES AND FACILITIES PROVIDED BY THE AREA BEING SOLD WITH NO UPWARD CHAIN!

Tucked away in what is arguably one of Toton's quietest and most sought-after cul-de-sacs, this stunning, contemporary extended five-bedroom detached family home offers generous and highly versatile living space, perfectly suited to modern family life. The heart of the home is the spacious open-plan kitchen diner, beautifully finished with taupe high-gloss, soft-close units, integrated appliances and a stylish breakfast bar, creating an ideal space for both everyday living and entertaining. A handy utility area sits neatly off the kitchen, keeping practicalities out of sight. To the rear, a charming snug overlooks the garden, complete with a feature media wall, providing a cosy retreat for family evenings. The ground floor also benefits from a flexible fifth bedroom with en-suite shower room, ideal as a guest suite, home office, gym or additional reception room. Upstairs, there are four well-proportioned bedrooms, all served by a luxurious four-piece family bathroom. Excellent built-in storage throughout the first floor ensures the home remains clutter-free and practical for growing families. Occupying a large plot, the property boasts a block-paved driveway providing ample off-road parking. The rear garden has been designed for low maintenance, featuring an artificial lawn, decked seating areas and a garden shed, making it perfect for relaxing and entertaining. This is an outstanding family home in a prime Toton location, within catchment for excellent schools for all ages, and offering peace, privacy and space in equal measure.

As previously mentioned the property is within easy walking distance of the local schools which includes the well regarded George Spencer school at the top of Stapleford Lane, there are healthcare and sports facilities which includes several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve, there is a Tesco superstore on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, Boots, TK Maxx and several coffee eateries. The property is also within a few minutes drive of J25 of the M1, there are stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway, the East Midlands Airport is only a few miles drive down the M1 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





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.