



Cleve Avenue
Toton Nottingham



Property Description

A well-presented three bedroom detached family home situated on a corner plot in this highly sought after residential location with excellent access to tram and major link roads. The property offers great potential for extension subject to planning permission and potential to provide additional parking where the pond is currently located. Briefly comprises:- lounge, separate dining room, kitchen. To the first floor :- three bedrooms, bathroom and separate WC. Outside there is a garage, drive and lawned garden to the front, patio to the rear where there is also a utility shed and gardens laid to lawn, raised ornamental pond and screening to the boundaries with the main garden at the side being South facing.

The property is well placed for easy access to excellent local schools. There are healthcare and sports facilities including several local golf courses, a Tesco superstore, with other shopping facilities being found in the nearby towns of Beeston and Long Eaton, there is a M&S food store, Next, TK Maxx and several coffee eateries at the Chilwell Retail Parks, walks at Toton Fields and the picturesque Attenborough Nature reserve and as well as the Nottingham tram system the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, 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

Open porch with a tiled roof and an outside light leading through a stylish composite front door with inset leaded opaque glazed panels to:

Entrance Hall

Having an opaque double glazed window to the front, laminate flooring, stairs with balustrade and cupboard under leading to the first floor, radiator and picture rail to the walls.

Lounge

15' x 11' approx (4.57m x 3.35m approx)

Having double glazed windows to the front and side providing ample natural light ,wall finished with picture rail , radiator, wall mounted electric fire, LVT flooring and radiator.

Dining Room

9' 3" x 9' (2.82m x 2.74m)

Having patio doors with fitted vertical blinds leading out to the rear garden and a double glazed window to the side, LVT flooring continuing through from the lounge and folding doors leading to lounge.

Kitchen

9' 2" x 8' 8" (2.79m x 2.64m)

Fitted with a range of matching base and wall units with laminated work surfaces over, stainless steel sink unit, integrated gas hob, oven and extractor hood , space for a fridge/freezer, ceramic tiled splashbacks, radiator, tiled flooring, double glazed window to the rear elevation and a glazed door giving access to the garden.

First Floor Landing

Double glazed window to the side, open spindled balustrade, walls finished with dado rail, airing/storage cupboard, loft access with fitted loft ladder.

Bedroom One

11' x 10' (3.35m x 3.05m)

Double glazed windows to the front and side, range of built-in wardrobes with sliding doors providing hanging rails and shelving, radiator.

Bedroom Two

11' x 10' (3.35m x 3.05m)

Double glazed windows to the front and side and radiator.

Bedroom Three

7' 5" x 7' (2.26m x 2.13m)

Double glazed window to the front and radiator.

Bathroom

Having a modern white suite comprising:- panelled bath with mixer tap and attached shower, additional Triton electric shower over the bath and glazed shower screen, pedestal wash hand basin, chrome towel radiator, part tiled walls, opaque double glazed window, vinyl flooring and a mirror fronted vanity cabinet.

Separate Wc

Having a white low flush w.c. and opaque double glazed window.

Outside

Being situated on a corner plot, the property has gardens to three sides which offers great potential for extension subject to planning permission. Having a lawned area at the front with an EV charging point, drive and garage, path leading to the front door, there is a hedge to the front and left hand side and a fence to the right hand boundary and access via the side of the garage to the rear garden.

The main garden is positioned at the side of the property laid mainly to lawn with a raised bed and screening and fencing to the boundary. There is a large ornamental pond to be included with the sale with various filters, this area offers potential for prospective buyers to create a further parking area if required. There is a concrete patio area at the side and rear of the property with a trellis dividing the patio and leading to the main garden area. There are outside power points, an external tap and outside lighting provided.

Utility Shed

Next to the property there is a shed which has power and lighting and plumbing for an automatic washing machine with space for a tumble dryer, fridge and freezer.

Garage

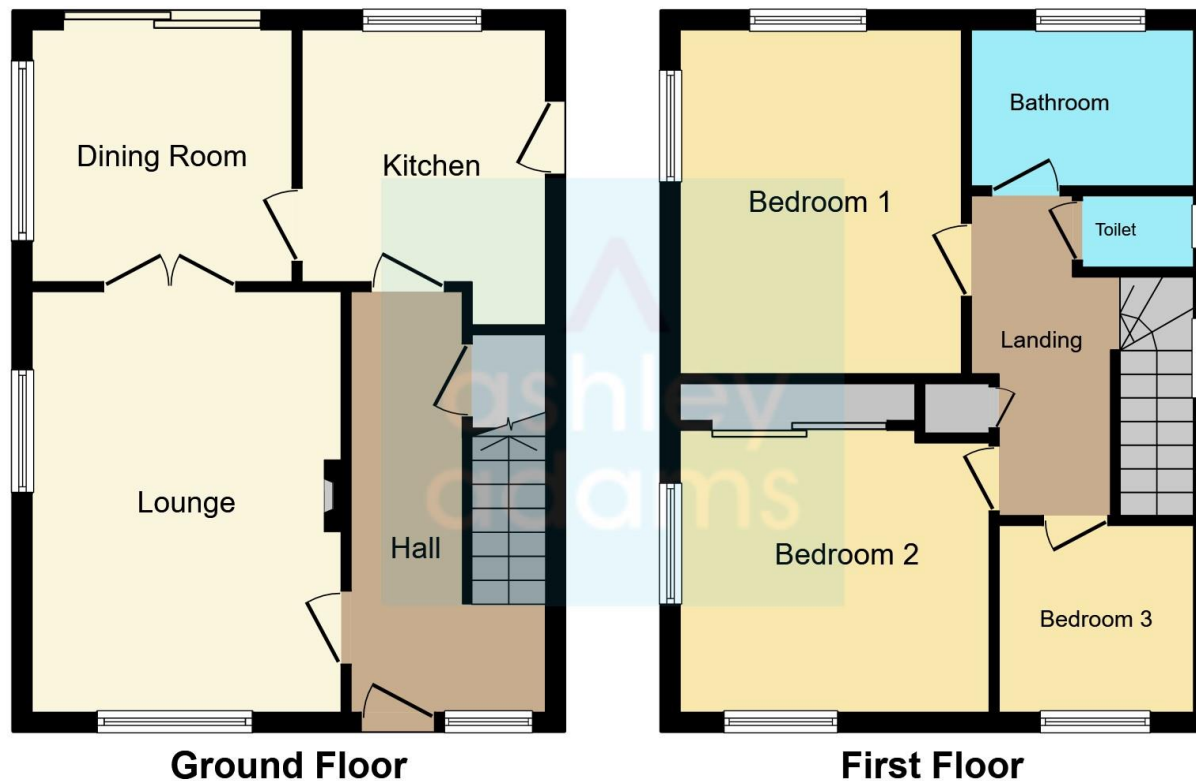
15' 5" x 8' 9" (4.70m x 2.67m)

The garage has an up and over door to the front and a power point and lighting is provided within the garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Tenure:Freehold

EPC Rating: D

view this property online ashleyadams.co.uk/Property/MEL205328



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205328 - 0005