



Portland Road  
Toton Nottingham





### Property Description

A well presented, refurbished and extended three double bedroom detached family home with ample off road parking, upvc double glazing, enclosed garden and useful brick home office/workshop or gym. Situated in a highly desirable location with a gas fired central heating system and double glazing, offered with No Chain!, the accommodation briefly comprises to the ground floor:- Entrance hall, shower room, living room opening to dining kitchen. To the first floor are three double bedrooms and bathroom. 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.

### Lounge/ Diner

Irregular Shaped Room 15' 7" x 11' 5" ( 4.75m x 3.48m)

Having vertical panelled radiator, UPVC double glazed sliding patio doors to the rear giving access to the garden, fitted window blinds, wide opening to the breakfast kitchen area.

### Breakfast Kitchen

18' 11" x 9' 11" ( 5.77m x 3.02m )

Having a range of matching wall and base units with laminate work surfaces over and matching upstands, stainless steel one and a quarter bowl sink and drainer unit with chrome mixer tap over, a range of appliance including integrated washing machine, integrated dishwasher and integrated fridge freezer, electric fan assisted oven, four burner electric hob and extractor hood, glazed splashback to the cooking area, ceramic tiled flooring, UPVC double glazed window to the front elevation with fitted blinds, inset spot lights to the ceiling, half double glazed UPVC door to the side giving access to driveway, vertical panelled radiator and UPVC double glazed window to the rear with fitted window blinds.

### Entrance Hallway

Accessed via front half double glazed composite entrance door leading into the hallway where there UPVC double glazed window to the front elevation with fitted blinds, two vertical panel radiators, open spindle stair case off to the first floor, door to useful understairs store and door to:-



## First Floor Landing

Having open spindle balustrade, UPVC double glazed window to the front elevation with fitted blind, loft access with pull down ladder.

## Bedroom One

12' 5" x 10' 8" ( 3.78m x 3.25m )  
Having UPVC double glazed window to the rear with fitted blind and central heating radiator.

## Bedroom Two

13' 1" x 9' 10" Max ( 3.99m x 3.00m Max )  
Having UPVC double glazed window to the rear with fitted blind, central heating radiator and a cupboard housing the vokera combi boiler which provides domestic hot water and central heating.

## Bedroom Three

8' 4" x 10' 2" ( 2.54m x 3.10m )  
Having UPVC double glazed window to the front with fitted blind and central heating radiator.

## Bathroom

Having a three piece modern white suite comprising of shaped panel bath with side mounted chrome bath/ shower mixer tap, pedestal wash hand basin with chrome mixer tap over, low level W.C, ceramic tiled walls, ceramic tiled flooring, wall mounted chrome heated towel rail, inset spot lights and extractor fan and UPVC double glazed opaque window to the front with fitted blinds.

## Outside

To the rear of the property is a shaped lawn, paved path and patio area, attached brick home office/ workshop and fence and wall boundaries.

To the front of the property is a tarmacked driveway providing off road parking for several vehicles and continuing down the side of the property with lighting, UPVC double glazed entrance door to home office and outside tap.

## Home Office/ Workshop

Having UPVC double glazed access door to the rear, UPVC double glazed windows to the rear and front elevation, light and power.



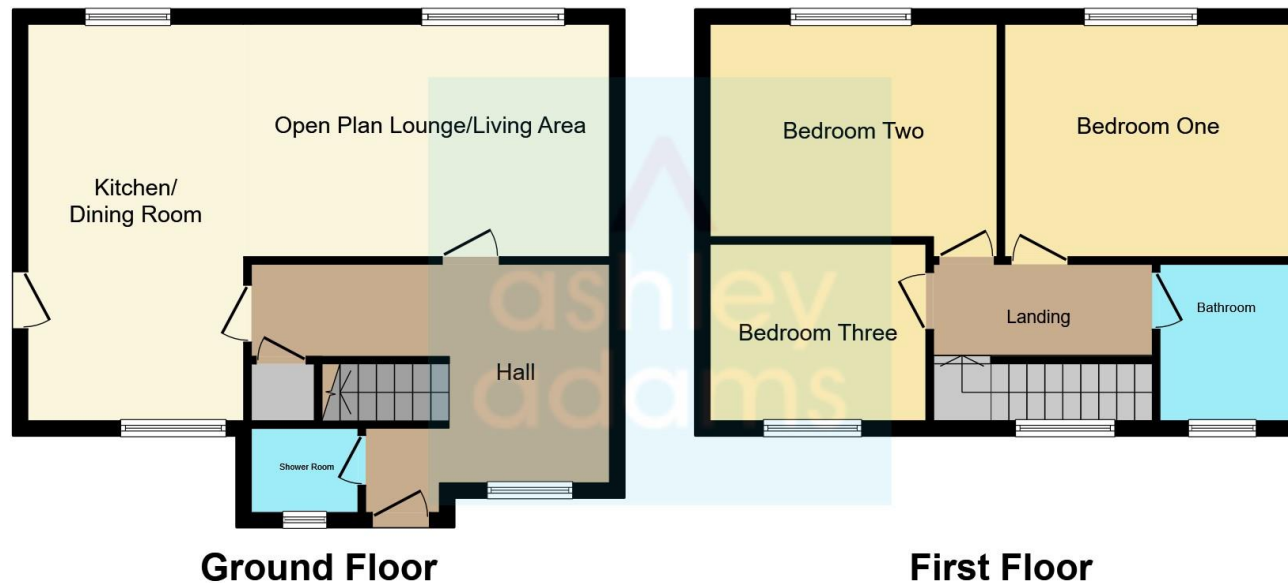












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Tenure:Freehold

EPC Rating: D

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