

Robert Ellis

look no further...



Whitburn Road,
Toton, Nottingham
NG9 6HR

£275,000 Freehold

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A TRADITIONAL DOUBLE BAY FRONTED THREE BEDROOM DETACHED HOUSE WITH AMAZING VIEWS AND GREAT POTENTIAL

Robert Ellis are delighted to market this lovely home that would benefit from being updated throughout and has the potential to be extended to create your dream property. Located at the top of Whitburn Road the property enjoys fantastic open views. The open storm porch has a feature arch and the entrance door opens into the inner hallway. The hallway has stairs rising to the first floor, door access to the lounge diner and kitchen . The understairs storage cupboard provides excellent storage and houses the central heating boiler and electrics. The through lounge diner benefits from being dual aspect which makes it light and airy. The kitchen has been extended to form the breakfast kitchen which is a great space and has windows to the side and rear.

The first floor landing leads to the three bedrooms and bathroom. There is a well established garden to the front with a driveway providing off road parking for multiple vehicles and access to the single detached garage. The garage has a single up and over door, power and light and there is a utility area sectioned off. The mature rear garden is nicely presented and offers excellent privacy.

Located in the popular area of Toton, close to a wide range of local schools, shops and parks. Chilwell retail park is within walking distance as well as supermarkets and healthcare facilities. There are fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby. Toton tram station is within walking distance as well as the desirable George Spencer Academy secondary school and plenty of primary schools for younger children.



Porch

Open storm porch to the front with a feature arch and red tiles, composite entrance door with obscure light panels within, obscure double glazed light panels either side opening into:

Entrance Hall

Stairs leading to the first floor, radiator, understairs storage cupboard with fixed pane obscure UPVC double glazed window to the side, tiled flooring and doors to the lounge/diner and kitchen.

Storage Cupboard

With the wall mounted central heating boiler and electrics.

Lounge/Diner

24'4" plus bay x 11'4" approx (7.44m plus bay x 3.47m approx)
UPVC double glazed bay window to the front, UPVC double glazed window to the rear, three radiators, exposed brick fireplace with timber mantle set upon a tiled hearth.

Breakfast Kitchen

16'6" x 7'11" approx (5.05m x 2.42m approx)
UPVC double glazed windows to the side and rear, timber door providing access to the rear, range of wall, base and drawer units with laminate work surfaces over, tiled splashbacks, double stainless steel sinks with chrome mixer tap, space for a gas cooker and tall fridge freezer, radiator, tiled effect flooring.

First Floor Landing

UPVC double glazed window to the side, loft access hatch and doors to:

Bedroom 1

13'6" into bay x 11'3" approx (4.14m into bay x 3.45m approx)
UPVC double glazed bay window to the front, radiator, fitted wardrobes with shelving and hanging.

Bedroom 2

11'3" x 12'0" approx (3.45m x 3.66m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 3

6'7" x 7'8" approx (2.02m x 2.36m approx)
UPVC double glazed window to the front, radiator and storage cupboard with shelves.

Bathroom

8'3" x 6'5" approx (2.53m x 1.98m approx)
Obscure UPVC double glazed window to the rear, three piece white suite with low flush w.c., bath with mains fed shower over, vanity wash hand basin, wood panelled walls, radiator, storage cupboard with shelves.

Outside

There is a block paved driveway to the front providing off road parking for multiple vehicles and access to the garage, lawned garden with well established borders with planting, hedgerow to the boundary.

The rear garden is laid mainly to lawn, raised and well stocked mature borders with plants and shrubs, pond, pea gravel area, wooden fence to the boundaries and a paved seating area. Timber gate providing access to the front.

Garage/Utility

4'7" x 9'2" approx (1.4m x 2.8m approx)

UPVC double glazed window to the rear, Belfast style sink, power and light, radiator and door to:

Garage

10'3" x 20'7" approx (3.14m x 6.28m approx)

Single up and over door, power and light.

Directions

Proceed out of Long Eaton along Nottingham Road, turning left at the traffic lights into High Road. Proceed to the main Banks Road junction, and take a left turning into Banks Road. Turn second right into Seaburn Road and left into Whitburn Road where the property may be located on the left hand side.
9241MH

Council Tax

Erewash 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 7mbps Superfast 31mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

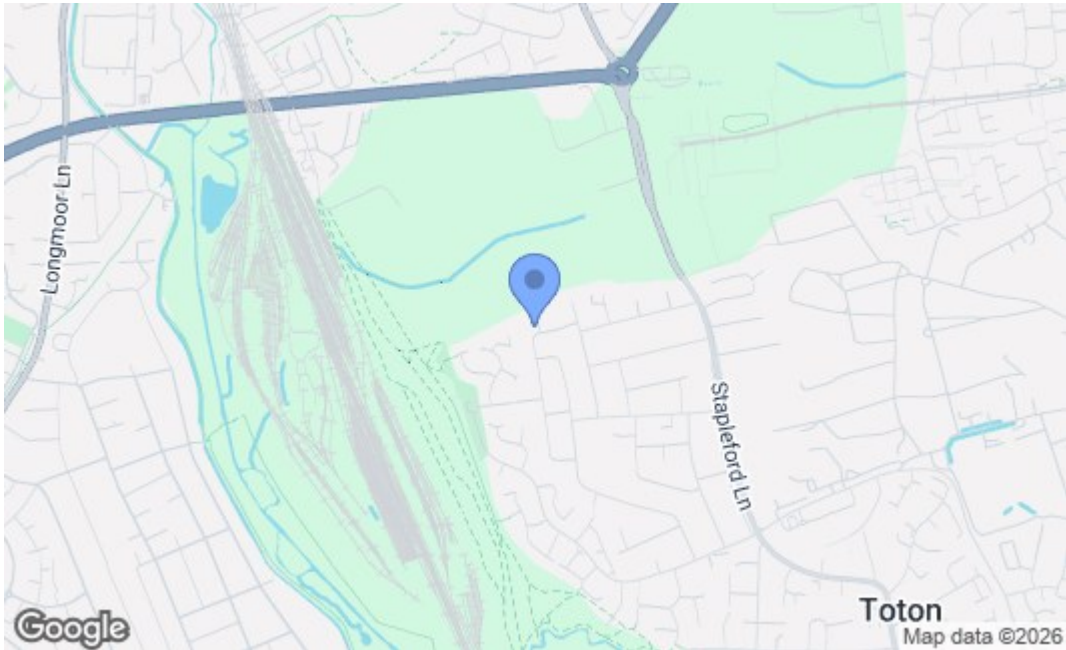
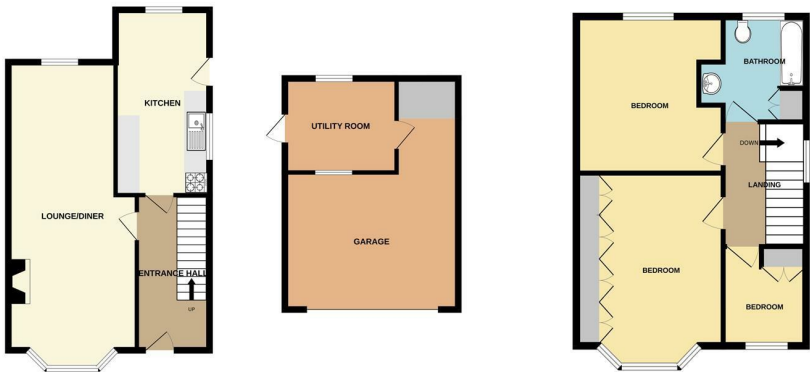
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



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		
	61	77
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.