



Rutland Avenue,
Toton, Nottingham
NG9 6EP

O/I/R £350,000 Freehold



AN EXCITING OPPORTUNITY TO PURCHASE A DETACHED BUNGALOW THAT IS LOCATED ON A LARGE PLOT AND IS WELL PRESENTED THROUGHOUT.

Robert Ellis are pleased to market this extended bungalow that offers spacious accommodation and is light and airy throughout. The current owner has improved the property by installing a new air source heat pump heating system with new radiators throughout. There is newly fitted wood effect laminate flooring. The bathroom is also newly fitted and has been re modelled to include a shower cubicle. The flat roof has also been replaced.

There is a useful entrance porch to the front with a glazed door opening into the dining area with an archway opening to the living area that has a feature bay window to the side. There is a glazed door leading to the breakfast kitchen which is a good size and has a door opening to the rear porch. There is an inner hallway accessed from the kitchen and provides access to the bedrooms and bathroom. The master bedroom has been extended and overlooks the large front garden. The second bedroom is also a double. The bathroom is newly fitted and has a four piece suite and certainly has the wow factor. The bungalow sits back from Rutland Road and has a large garden to the front which is mainly laid to lawn and has a long driveway and provides access to the single garage. There is ample off road parking for multiple vehicles. The garden to the rear is low maintenance and offers multiple seating areas and this is where the air source heat pump is located and there is an outbuilding which has the hot water cylinder.

This detached bungalow would certainly appeal to a variety of buyers, please contact Robert Ellis to arrange your viewing.

The property is within easy reach of the Tesco superstore on Swiney Way with there being many other shopping facilities found in the nearby towns of Beeston and Long Eaton and also the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and as well as the Nottingham tram system, the 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

UPVC panelled door to the front, coving, UPVC double glazed window to the side, wood effect laminate flooring, glazed door to:

Dining Area

13'7" x 14'6" max (4.16m x 4.43m max)

UPVC double glazed bow window to the front, UPVC double glazed window to the side, coving, dado rail, two radiators, continuation of the wood effect laminate flooring, archway and step up into:

Living Area

13'10" into bay x 13'10" approx (4.24m into bay x 4.24m approx)

UPVC double glazed bay window to the side, coving, dado rail, two radiators, continuation of the wood effect laminate flooring, decorative fireplace with brick surround, glazed internal door to:

Breakfast Kitchen

12'0" x 11'1" approx (3.68m x 3.4m approx)

Timber framed double glazed window and half timber and half obscure glazed door into the rear porch, wall, base and drawer units with laminate work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, space for a free standing electric cooker with Neff extractor over, space for a tall fridge freezer, radiator, continuation of the wood effect laminate flooring and control panel for the heating. Obscure glazed door to the inner hallway.

Rear Porch

11'1" x 4'1" approx (3.4m x 1.26m approx)

UPVC double glazed windows and UPVC double glazed door opening to the rear, polycarbonate roof, tiled floor, power and light, plumbing and space for a washing machine.

Inner Hallway

Continuation of the wood effect laminate flooring, coving, doors to:

Bedroom 1

9'11" x 10'11" approx (3.04m x 3.34m approx)

Continuation of the wood effect laminate flooring, coving, radiator and step down with an arch to:

Dressing Area

7'8" x 8'2" approx (2.36m x 2.5m approx)

UPVC double glazed window to the front with fitted plantation blinds, coving, radiator, continuation of the wood effect laminate flooring.

Bedroom 2

13'0" x 7'10" approx (3.98m x 2.41m approx)

Coving, UPVC double glazed windows to the rear and side, radiator, continuation of the wood effect laminate flooring, obscure glazed door to:

Bathroom

7'5" x 6'2" plus 2'10" x 3'7" approx (2.27m x 1.89m plus 0.87m x 1.10m approx)

Two obscure UPVC double glazed windows to the side, four piece white suite comprising of a bath with chrome mixer tap, low flush w.c., vanity wash hand basin with chrome mixer tap, marble effect tiles to the floor and walls, aqua boarding to the ceiling, fully enclosed shower



cubicle with a folding shower door, Mira Sport electric shower, extractor fan, radiator and heated towel rail.

Outside

The property sits on a large plot with a good size garden to the front which is laid to lawn, well stocked mature borders, long driveway (32m, 104ft approx) providing off road parking for a number of vehicles and there is a path which leads to the front door. Wild garden to the front with decorative slate chippings.

Low maintenance rear garden which has hard standing concrete seating areas, well stocked raised borders, vegetable patch, greenhouse and wrought iron gated access from the front. The Mitsubishi renewal heat source pump unit for the heating is found in the rear garden. Wooden fence to the boundaries, outside tap.

Outbuilding

Housing the hot water tank.

Garage

9'2" x 19'1" approx (2.8m x 5.82m approx)

Single garage with an up and over door to the front, power and light. Wooden door providing access to the rear.

Directions

Proceed out of Long Eaton along Nottingham Road, continuing to the traffic lights turning left into High Road and Rutland Avenue will be found on the right hand side. Continue towards the end of Rutland Avenue and the property can be found on the left hand side.
8848AMMH

Council Tax

Broxtowe Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Air source heat pump

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Three, Vodafone, EE

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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		
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.