Robert Ellis

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Honiton Close
Toton, Nottingham NG9 6FY

A TWO/THREE BEDROOM CHALET STYLE DETACHED HOUSE.

Asking Price £284,000 Freehold

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A surprisingly spacious two/three bedroom chalet style detached house.

Situated at the head of this small, little-known cul de sac in this prime residential location, with a driveway providing off-street parking for at least two vehicles, detached brick built garage with through doors to the front and rear, and private landscaped rear gardens.

Newly decorated throughout, this property is ready for immediate occupation and benefits from gas fired central heating from a combination boiler and double glazed windows throughout.

The adaptable accommodation comprises entrance hall, living room, dining room with archway leading to the fitted kitchen. There is a ground floor double bedroom which could be used as an additional reception room, ground floor shower room/WC. Rising to the first floor, the landing provides access to a useful cloakroom/WC and two double bedrooms.

Situated on the flat within the heart of Toton, a highly regarded residential suburb, with a great variety of local facilities including Tesco Extra, regular bus service, library and well regarded schools for all ages. Toton is close to the nearby towns of Beeston and Long Eaton which offer a wide variety of shops and facilities. For those looking to commute, the A52 is a short drive away linking Nottingham and Derby, as well as the park and ride for the Nottingham tram. For those who enjoy the outdoors, the award winning Attenborough Nature Reserve is close by.

This property will suit a variety of buyers, couples looking to downsize without actually downsizing, as well as families.

Offered for sale with NO CHAIN, an internal viewing is recommended.

ENTRANCE HALL
Double glazed front entrance door, radiator, stairs to the first floor with understairs store cupboard.

LIVING ROOM
16'10" x 10'11" (5.15 x 3.33)
Flame effect gas fire with Adam-style surround, radiator, double glazed window to the side, double glazed bay window to the front.

DINING ROOM
11'0" x 7'3" (3.37 x 2.23)
Radiator, double glazed window to the rear, archway to the kitchen.

KITCHEN
11'7" x 7'8" (3.54 x 2.34)
Range of fitted wall, base and drawer units, with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, further appliance space. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window and door to the rear.

BEDROOM THREE
9'9" x 10'0" (2.99 x 3.06)
A versatile room which could equally be used as an additional sitting room, study, etc. Radiator, double glazed bay window to the front.

SHOWER ROOM
Incorporating a three piece suite comprising wash hand basin, low flush WC, shower cubicle with electric shower. Radiator, double glazed window.

FIRST FLOOR LANDING
Giving access to the cloaks/WC and the two first floor double bedrooms.

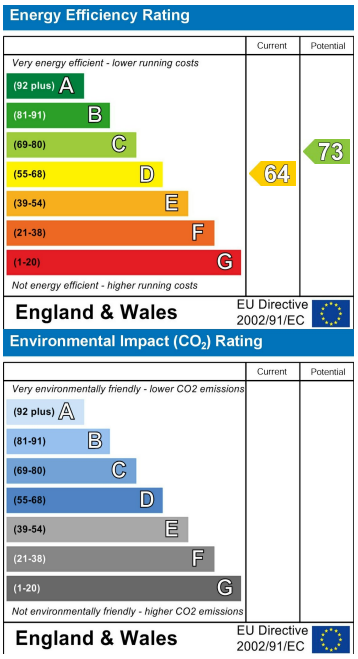
CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC.

BEDROOM ONE
11'7" x 11'1" less wardrobes (3.55 x 3.38 less wardrobes)
Fitted wardrobes to one wall, there is a panel within the wardrobes giving access to eaves storage space which is boarded, radiator, double glazed window to the rear.

BEDROOM TWO
10'11" less wardrobes x 9'9" (3.34 less wardrobes x 2.98)
Fitted wardrobes to one wall, there is a panel within the wardrobes giving access to eaves storage space which is boarded, radiator double glazed window to the front.

OUTSIDE
There is a semi open plan front garden laid to lawn with flower/shrub beds. There is a coloured pattern concrete driveway providing off-street parking for at least two vehicles in tandem, this in turn leads to a carport with the attached brick built garage beyond. To the rear, the garden is enclosed and offers a good degree of privacy. There is a generous "L" shaped patio area which runs from the rear elevation around to the far side where there is a further garden area which tapers to a point. The main garden is to the rear with a lawn and deep set evergreen shrub beds. Greenhouse.

GARAGE
10'8" x 10'8" increasing to 13'1" (3.26 x 3.26 increasing to 4)
Light and power, double doors to the front with double doors to the rear allowing through vehicle access, personal door at the side leading to the rear garden.



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.

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