

| Cleve Avenue | Toton | Nottingham | NG9 6JH

Robert Ellis
RESIDENTIAL



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Porch

Open porch with a cedar wood ceiling and external up and down outside lighting leading through a stylish aluminium powder coated front door with an inset etched glazed panel and brushed stainless steel fittings to:

Reception Hall

The spacious reception hall has a vaulted ceiling with a long chandelier extending from the ceiling, feature LED recessed lighting to one wall, a full height mirror to a second wall, engineered oak flooring with underfloor heating extending across the open plan living accommodation, double opening glazed crittall style doors leading to the lounge and a black ash door leading to the reception/ground floor bedroom and the first floor landing overlooks the hall and has a feature oak and floating glazed balustrade which matches the Balustrades on the stairs.

Open Plan Living Space

18'2 x 12'6 approx (5.54m x 3.81m approx)
The first part of the open plan living space which has engineered oak flooring with underfloor heating, a feature oak and floating glazed balustrade with steps leading down to the main open plan living area, glazed shelving with a mirrored back panel and ambient LED lighting, recessed lighting to the ceiling, the control panel for the ambient LED lighting is mounted on the wall as is the control panel for the underfloor heating in this area and the stairs with an oak and floating glazed balustrade and carpeted flooring lead to the first floor with there being acoustic panelling to the wall below the stairs.

Open Plan Living/Dining Kitchen Area

37'8 x 15'5 overall approx (11.48m x 4.70m overall approx)
This large open plan living space is positioned at the rear of the property and has kitchen, dining and sitting areas.

The kitchen area is fitted with high quality Wren units which include matt black soft closing handle-less cupboards and drawers and white quartz work surfaces and several integrated appliances with a sink having a mixer tap set in a white quartz work surface which extends to two walls and has an extensive range of cupboards and an AEG dishwasher below, two Miele fan ovens with shelved cupboards above and below, an upright integrated fridge and freezer, Miele microwave oven with cupboards above and below with a full height wine rack to the side having LED lighting behind the shelving, matching eye level wall cupboards extending to two walls with LED lighting under, four ring Neff induction hob with a built-in extractor over set in a white quartz central island which has seating to one side and further cupboards and drawers below, high level shelving to two walls and engineered oak flooring with underfloor heating which extends across the whole of this open plan living area.

There is a roof lantern window with LED lighting around the sides, at the far end of the room, a media wall with acoustic panelling and cabling, an aerial point and power points for a wall mounted TV and there is LED lighting to either side of the TV position, a three panel 3m high sliding doors lead out to the composite decked area at the rear of the house and there are also double full height (3m) double glazed French doors leading out to the garden, a feature Italian slate chimney breast incorporates and ethanol flame burning fire in a recess, recessed lighting to the ceiling, a control panel for the underfloor heating in this area and steps with LED lighting to the lower step and oak and floating balustrades leading to the higher open plan living area.

Utility Room

9'8 to 7'3 x 8'9 approx (2.95m to 2.21m x 2.67m approx)
The utility room is fitted with matching units to the kitchen and has a stainless steel sink with a mixer tap set in a white quartz work surface with a matt black handle-less soft closing cupboard and a new Beko washing machine and tumble dryer below, sensor recessed lighting to the ceiling, recessed storage area for a further appliance or similar, black ash internal door leading to the garage, Porcelanosa tiled floor with underfloor heating, control panel for the underfloor heating in this area and a black ash door leads to the plant room which houses the Vaillant boiler, Albion Ultra steel hot water storage tank and also provides storage space.

Cloaks Area

6'7 x 5'6 approx (2.01m x 1.68m approx)
The cloaks area has fitted seating which houses the manifolds for the underfloor heating system, there is engineered oak flooring in this area with underfloor heating, recessed lighting to the ceiling and a black ash door leads to the ground floor shower room/w.c.

Ground Floor Shower Room/w.c.

This room has Porcelanosa tiled walls and flooring with underfloor heating, there is a large walk-in shower with a Mira mains shower system having rainwater shower head and hand held shower and a glazed protective screen, low flush w.c. with a concealed cistern and a Porcelanosa hand basin with a mixer tap and cupboard below with a circular mirror to the wall above, tiled flooring with underfloor heating, recessed lighting to the ceiling, an extractor fan and an opaque double glazed window set in a deep feature recess.

Lounge

17'7 x 11'6 approx (5.36m x 3.51m approx)
This large reception room has an aluminium double glazed window to the front, aerial point, hard-wired internet point and power points for a wall mounted TV, 8 power points, carpeted flooring with underfloor heating and control panel on the wall for this area of underfloor heating.

Sitting Room/Play Room/Bedroom

11'7 x 11'7 approx (3.53m x 3.53m approx)
Aluminium double glazed window to the front, hard-wiring points for TVs in the lounge and open plan living area and for office use, carpeted flooring with underfloor heating, aerial point and power point for a wall mounted TV, control panel for the underfloor heating in this room and 6 power points.

First Floor Landing

The oak balustrade with floating glazed balustrade leads onto the landing with the landing overlooking the reception hall area, there is a feature chandelier on the half landing and a part etched glazed aluminium window to the side, the carpeted flooring extends from the stairs onto the landing, mirror fronted linen cupboard with shelving and power points, radiator, thermostat control for the heating system on the first floor, auto electric Velux window to the vaulted part of the ceiling and black ash doors lead to the bedrooms and bathroom.

Bedroom1

15'6 x 13'8 approx (4.72m x 4.17m approx)
Aluminium double glaze window with magnificent views over the Trent Valley to the rear, radiator, two bedside lights and switches, two double bedside power points with USB charging points, four further power points, recessed lighting to part of the bedroom ceiling, hatch to the loft space, aerial point and power point for a wall mounted TV and carpeted flooring.

En-Suite

The luxurious en-suite shower room has Porcelanosa tiled walls, there is a large walk-in shower with a Mira mains flow shower system having a rainwater shower head and hand held shower, two recesses to one of the tiled walls in the shower and a protective glazed screen, Porcelanosa sink with a mixer tap and drawer with a moveable storage shelf within and a mirror with lighting to the wall above with the sink and mirror being positioned on a raised tiled section of the wall with ambient LED lighting behind, a double charging point for an electric shaver, a wall hung low flush w.c. with a concealed cistern, recessed lighting to the ceiling, chrome ladder towel rail, Porcelanosa tiled flooring with underfloor heating, an extractor fan and an aluminium opaque double glazed window.

Bedroom 2

11'8 x 11'7 approx (3.56m x 3.53m approx)
Aluminium apex double glazed window to the front, radiator, TV aerial point and power points for a wall mounted TV, two double bedside sockets with USB charging points and a further double power point, recessed lighting to the ceiling and carpeted flooring.

Bedroom 3

11'6 x 11'7 approx (3.51m x 3.53m approx)
Aluminium double glazed apex window to the front, radiator, two double bedside power points with USB charging points and a further double power point, aerial point and power point for a wall mounted TV, carpeted flooring and recessed lighting to the ceiling.

Bedroom 4

11'8 max x 11'10 approx (3.56m max x 3.61m approx)
Aluminium double glazed window with magnificent views over Trent Valley to the rear, radiator, recessed lighting to the ceiling, double power points to either side of the bed position with USB charging points, four further power points, aerial point and power point for a wall mounted TV and carpeted flooring.

Bathroom

The luxurious main bathroom has Porcelanosa tiled walls, stand-alone bath with a floor mounted mixer tap and hand held shower, a large corner shower with a mains Mira shower system having a rainwater shower head and hand held shower, tiling to two walls and a pivot glazed door and protective screens, Porcelanosa hand basin with a mixer tap and two drawers below and a mirror with lighting to the wall above with the tiled wall behind the sink being raised and having ambient lighting behind, low flush w.c. with a concealed cistern, recessed lighting to the ceiling, chrome ladder towel radiator, aluminium opaque double glazed window, extractor fan and Porcelanosa tiled flooring with underfloor heating.

Outside

At the front of the property there is a block paved driveway which extends across the front of the house which provides off road parking for a number of vehicles, there is fencing to the side boundaries and hedging and a raised bed to the front boundary, there is up and down lighting extending across the front of the property and down the right hand side where a pebbled path provides access to the rear garden and there will be an aluminium gate fitted on path which will provide access to the rear garden.

The rear garden is south facing and has magnificent views over Trent Valley, there is composite decking extending across the rear of the house with up and down lighting on the rear elevation and steps lead to the lawned garden which has two levels, established hedging to the left hand boundary and fencing to the right hand side and rear boundaries, there is an outside tap at the side of the property, external power points are provided and the up and down lighting extends from the rear along the side of the property.

Garage

17'4 x 11'7 approx (5.28m x 3.53m approx)
The large garage has an electric roller shutter door to the front, painted flooring and walls with wood panelling to one wall to provide a hanging facility for bikes and other items, the electric consumer units are housed in the garage, the screen for the four CCTV cameras is positioned in the garage, electric meter, cold water tap and two sensor strip lights to the ceiling and an internal black ash door leading into the utility room.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left onto High Road which becomes Stapleford Lane. Continue for some distance and turn left onto Cleve Avenue where the property can be found on the left.
9059MP

Council Tax

Broxtowe Borough Council Band TBC

Additional Information

- Electricity – Mains supply
- Water – Mains supply
- Heating – Gas central heating
- Septic Tank – No
- Broadband – BT, Sky, Virgin
- Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1800mbps
- Phone Signal – EE, Three, O2, 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



THIS IS A STUNNING BRAND NEW FOUR OR FIVE DOUBLE BEDROOM ARCHITECTUALLY DESIGNED CONTEMPORARY HOME WITH SPACIOUS OPEN PLAN LIVING ACCOMMODATION AND PRIVATE SOUTHERLY FACING REAR GARDENS.

Robert Ellis are pleased to be instructed to market this brand new individual detached home which has just been completed and offers spacious, tastefully finished ground and first floor accommodation which we are sure will appeal to people who are looking for a stylish individual home on West side of Nottingham. The property is highly appointed throughout and includes ambient LED lighting to various parts of the ground floor living accommodation and for all that is included in this beautiful home to be appreciated, we recommend that interested parties looking for this style of home take a full inspection so they can see the layout and design of the accommodation and privacy of the large south facing rear garden for themselves. The property is well placed for easy access to the excellent local schools for all ages provided by Toton as well as transport links and other amenities, all of which have helped to make this a popular and convenient place to live.

This individual home has monocouche render to the external elevations with powder coated aluminium windows all of which provides a very contemporary feel with low maintenance requirements going forward. Being entered through a stylish aluminium powder coated front door, the accommodation includes a reception hall with a feature vaulted ceiling leading into the first open plan living area, there is engineered oak flooring with underfloor heating extending across the whole of the open plan living space with a cloakroom and ground floor shower room/w.c being positioned off the hall. There are steps leading to the main open plan living area which includes the exclusively Wren fitted kitchen with quartz work surfaces and several integrated appliances, there is a media wall, a feature Italian slate style chimney breast and 3m high sliding doors and French doors leading out to the south facing rear garden. At the front of the property there is a large lounge and a further reception room or ground floor bedroom and there is the utility room with matching units and quartz work surfaces to the kitchen with an internal door from the utility room to the integral garage.





To the first floor the landing leads to the four double bedrooms, with the master bedroom having a luxurious en-suite shower room with Porcelanosa tiled walls and flooring and a large walk-in shower with a mains flow shower system and there is the main family bathroom which also has Porcelanosa tiling to the floor and walls, a stand-alone bath and a walk-in shower which again has a mains flow shower system.

Outside there is the block paved driveway at the front providing off road parking for a number of vehicles, a pebbled path runs down the right hand side of the property to the rear where there is composite decking extending across the width of the property and steps lead down to the South facing lawned garden which has an established hedge to the left hand side and fencing to the right and rear boundaries and from the rear garden there are again magnificent views across the Trent Valley.

Toton is a very popular residential area to the West of Nottingham and is well regarded for the excellent local schools for all ages which are within walking distance of the property, there is a Tesco superstore on Swiney Way and further shopping facilities found in the nearby towns of Beeston and Long Eaton, as well as at the Chilwell Retail Parks where there is an M&S food store, TK Maxx and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks in the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway, the latest extension of the Nottingham tram system terminates at Toton and provides another means of transport into the city centre and there is the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.







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		
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	

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.

