



Three Bedroom Semi-Detached House located in Toton.

Asking Price Of
£299,500

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M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

12 Fylde Close Toton Nottingham NG9 6HH



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844
sq ft

PROPERTY SUMMARY

Situated within a quiet and desirable cul-de-sac, this deceptively spacious three-bedroom semi-detached home occupies a wider-than-average plot, offering excellent outdoor space and significant potential.

The property benefits from gas central heating and double glazing throughout, with well-proportioned accommodation arranged over two floors. The ground floor comprises a welcoming entrance hallway leading into a generous open-plan lounge/dining room, created by combining two original reception rooms, providing a bright and versatile living space ideal for both everyday living and entertaining. A fitted kitchen sits to the rear, overlooking the garden.

To the first floor, there are three bedrooms and a contemporary, spacious shower room/W.C., finished to a modern standard.

Externally, the property enjoys a wider plot than typically found in similar homes, with a driveway providing off-road parking, a garage, and a particularly large, private rear garden featuring mature trees-perfect for families or those seeking outdoor space.

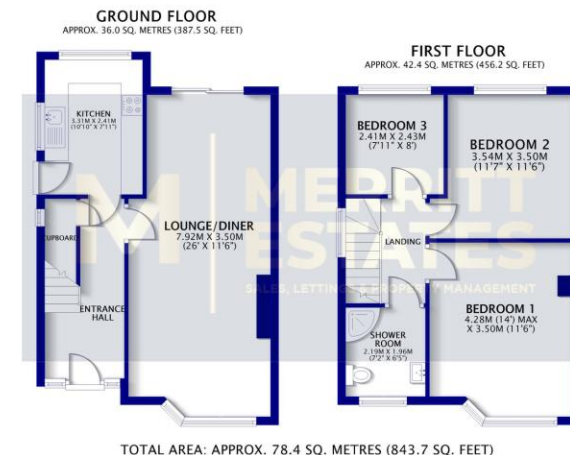
Offered to the market with immediate vacant possession, this is an excellent opportunity for a range of buyers. Early viewing is strongly recommended.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

**Q106 The Quadrant, Nuart Road, Beeston,
Nottingham, Nottinghamshire, NG9 2NH**

E info@merrittstates.com

T 01156463924

www.merrittstates.com