



Spinney Rise,  
Toton, Nottingham  
NG9 6JL

**£285,000 Freehold**



THIS IS AN EXTENDED THREE OR FOUR BEDROOM TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE WHICH HAS MAGNIFICENT VIEWS AT THE FRONT OVER THE TRENT VALLEY AND IS SITUATED CLOSE TO EXCELLENT LOCAL SCHOOLS PROVIDED BY TOTON.

Being positioned on a corner plot at the end of Cleve Avenue, this traditional bay fronted semi detached house provides a lovely home which has been extended at the side to provide an additional reception room or ground floor bedroom , a garage which provides an excellent storage facility and ground floor w.c. The property is well placed for easy access to all the amenities and facilities provided by Toton which includes several excellent transport links and well regarded local schools for all ages which are within walking distance of the house. For the size and layout of the accommodation included and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely property for themselves.

The property stands back from the road in a slightly elevated position and has magnificent south facing views at the front over the Trent Valley which people will see when they visit the property. The house is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits from having gas central heating with a new boiler having just been installed and double glazing. The accommodation includes a reception hall, from which stairs lead to the first floor and doors take you to the through lounge which includes a dining area and has patio doors leading out to the rear, there is the second reception room/ground floor bedroom and the kitchen is fitted with extensive ranges of wall and base units and there is an archway from the kitchen leading to the utility area. To the first floor the landing leads to three bedrooms, there is a hatch with a wooden ladder from the landing leading to the attic which is boarded, has Velux windows, lighting and power points and the shower room is fully tiled and has a mains flow shower system. Outside there is the adjoining garage to the left of the property, the south facing garden at the front which has a block paved pathway/seating area in front of the house and steps lead to a private lawned garden which has hedging to the boundaries, there is a block paved driveway at the side and a private rear garden with steps leading to a lawned area with raised beds and fencing to the sides and there are steps from the garden taking you to the decked veranda which provides a lovely area to sit and enjoy the views over the Trent Valley.

The property is within easy reach of the Tesco superstore on Swiney Way with further shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is a TK Maxx, M&S food store and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks in the nearby open fields and the Attenborough Nature Reserve, the excellent schools for all ages which are within walking distance of the property and the transport links include J25 of the M1, the latest extension to the Nottingham tram system terminates in Toton and is within walking distance of the property, stations at Beeston, Long Eaton and East Midlands Parkway, East Midlands Airport is within 20 minutes driving distance of the property and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Front Door

UPVC front door with an inset opaque double glazed panel and double glazed window to the side leading to:

### Reception Hall

Stairs with balustrade and cupboard under leading to the first floor with the gas meter also being housed beneath the stairs, radiator, Georgian glazed doors leading to the through lounge, kitchen and the second reception room/ground floor bedroom.

### Lounge/Dining Room

23'5 into bay x 11'4 approx (7.14m into bay x 3.45m approx)

This main reception room has a double glazed bay window to the front with leaded stained glass top panels and providing views over the Trent Valley, double glazed sliding patio doors leading out to the rear garden, coal effect gas fire set in an Adam style surround with an inset and hearth, radiator, cornice to the wall and ceiling and two wall lights.

### Reception/Ground Floor Bedroom

9'3 max x 8'7 max approx (2.82m max x 2.62m max approx)

This most useful second ground floor room has a double glazed window with leaded stain glass top panels providing views to the front, radiator and cornice to the wall and ceiling.

### Kitchen

9'4 x 8'5 approx (2.84m x 2.57m approx)

The kitchen is fitted with white finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface which extends to three sides and has wide drawers, cupboards and space for a dishwasher below, space for a cooking Range with a back plate and hood over, work surface with cupboard and space for a fridge beneath, matching eye level wall cupboards and display cabinets which have glazed shelving and lighting, tiled walls to the work surface areas, panelling to the ceiling, tiled flooring which extends into the utility area, double glazed window to the rear, radiator and archway into:

### Utility Area

6'8 max x 5'8 max approx (2.03m max x 1.73m max approx)

The utility room has a work surface with space below for an automatic washing machine, tumble dryer and freezer, range of eye level wall cupboards with shelving at either end, upright full height shelved storage cupboards, cloaks hanging, tiled flooring and an internal door into the garage.

### Cloaks/w.c.

From the garage area there is access to the ground floor w.c. which is fully tiled and has a white low flush w.c., a corner hand basin, opaque double glazed window, tiled flooring, a mirror fronted wall cabinet and recessed lighting to the ceiling.

### First Floor Landing

Double glazed window to the side, hatch with ladder to the loft which is boarded, has power points and lighting, two Velux windows and fitted storage cupboards in the eaves.

### Bedroom 1

13'3 into bay x 9'3 plus wardrobes (4.04m into bay x 2.82m plus wardrobes)

Double glazed bay window with stained glass leaded top panels and provides magnificent views over the Trent Valley to the front, a range of built-in wardrobes with sliding mirror doors, two radiators and a ladder towel radiator.

### Bedroom 2

11'3 x 9'3 approx (3.43m x 2.82m approx)

Double glazed window to the rear, a brand new Baxi boiler is housed in a fitted cupboard, radiator and cornice to the wall and ceiling.

### Bedroom 3

6'6 x 6'3 approx (1.98m x 1.91m approx)

Double glazed window with stained glass leaded top panels providing magnificent views over the Trent Valley to the front, radiator and a double built-in cupboard/wardrobe.

### Shower Room

The shower room is fully tiled and has a large walk-in shower with a mains flow shower system, tiling to two walls and protective glazed screens, hand basin with a mixer tap and two drawers below, low flush w.c., opaque double glazed window, upright mirror fronted cabinet and a double mirror fronted wall cabinet, tiled flooring, cornice to the wall and ceiling and an extractor fan.

### Attic

There are wooden ladders from the landing taking you to the attic space which is boarded, has two Velux windows, power and lighting and built-in storage cupboard in the eaves.

### Outside

At the front of the property there is a block paved pathway which runs from the drive across the front of the house where there is a seating area overlooking the south facing front garden, steps lead from the pathway to the lawned garden which is kept private having hedging to the front and side boundaries. At the side of the property there is a block paved driveway in front of the garage and side entrance door.

At the rear of the property there is a slabbed pathway extending across the back of the house and steps lead onto a lawned garden which has beds and fencing to the sides, with the beds having a variety of fruit plants and bushes, there are steps leading to the decked area above the garage which has a balustrade that provides a beautiful seating area and provides magnificent views over the Trent Valley, there is a shed and second store, outside lighting and an external tap provided at the rear of the house.

### Garage/Storage Area

16'7 x 11'9 to 6'6 to 3'6 approx (5.05m x 3.58m to 1.98m to 1.07m approx)

The adjoining garage provides an excellent storage facility and has an up and over door at the front and has wooden panelling on the inside, but this could be removed, there is a personal door at the front, a radiator, lighting and power points are provided, there is a space for a fridge/freezer and other appliances and a half double glazed door leading out to the rear garden.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto High Road which then becomes Stapleford Lane. Continue through the next set of traffic lights and then turn left into Woodstock Road, right into Spinney Rise where the property can be found on the right. 9012MP

### Council Tax

Broxtowe 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 4mbps Superfast 30mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

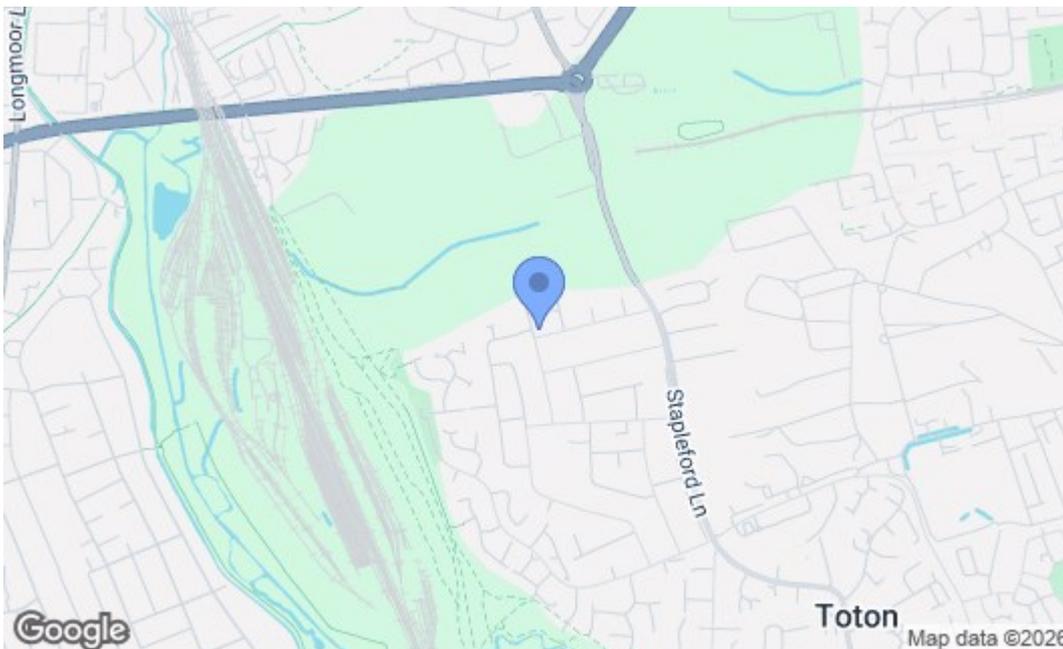
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.