Robert Ellis

look no further. . .







Toton Lane
Stapleford, Nottingham NG9 7HB

A FOUR/FIVE BEDROOM DORMER BUNGALOW.

£485,000 Freehold

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Situated on a substantial garden plot of 0.23 of an acre is this spacious and adaptable four/five bedroom detached dormer bungalow.

The property comes to the market in a ready to move into condition and offers fantastic flexible accommodation, suitable for a variety of buyers.

Accommodation comprises an entrance porch which leads through to a large, welcoming central hallway which gives access to all of the ground floor rooms. These are : two generous reception rooms (one of which could double up as a further ground floor bedroom), open plan dining kitchen, the main bedroom is on the ground floor, as well as the fourth bedroom (currently used as a study), and family bathroom. Rising to the first floor there are two further double bedrooms, one with an en-suite and WC.

Set back from Toton Lane, the property is positioned in a highly desirable residential location. The property enjoys views over Queen Elizabeth Park which consists of tennis courts and a bowling green. *Adjacent is Fairfield Academy Junior School, with George Spencer Academy within walking distance, as well as other schools.

The property is also within walking distance of Stapleford town centre and within easy reach of the park and ride for the Nottingham tram.

This dormer bungalow enjoys a large, level garden plot with forecourt providing parking for several vehicles. There is a useful EV charging point and gated access at the side of the house leads to even more hard standing and parking, great for a caravan, etc. There is a detached double garage with electric up and over door. The rear garden is well tended with a variety of themed areas, great for keen gardeners and for those wanting a generous space to relax in.

Centrally heated and double glazed, this property is ready to move into and an internal viewing is highly recommended.





ENTRANCE PORCH
Double glazed windows and front entrance door. Further double glazed door and windows leading to hallway.

HALLWAY
13'5" reducing to 3'6" x 6'11" increasing to 23'2" (4.11 reducing to 1.07 x 2.12 increasing to 7.08)
A large central hallway giving access to all the ground floor rooms and staircase leading to the first floor, radiator.

LIVING ROOM
13'10" into bay x 14'0" (4.23 into bay x 4.27)
Living flame effect gas fired with feature surround, radiator, double glazed bay window to the front.

SITTING ROOM/BEDROOM
12'2" x 12'9" (3.72 x 3.91)
A versatile room which is currently used as a sitting room and study but could equally be used as an additional double bedroom, radiator, double glazed window to the front, double glazed bay window to the side.

DINING KITCHEN
21'8" x 10'7" (6.61 x 3.24)
A generous space, great for entertaining, comprising a comprehensive range of fitted wall, base and drawer units, with worktops and inset one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated microwave, fridge, freezer and dishwasher, concealed space and plumbing for washing machine, further appliance space, radiator, double glazed window and door to the rear. Door to pantry.

WALK-IN PANTRY
A useable space with shelving and housing the gas boiler (for central heating and hot water).

BEDROOM ONE
14'6" into bay x 12'11" (4.43 into bay x 3.95)
Fitted wardrobes to one wall, radiator, double glazed bay window to the front enjoying views over the garden and Queen Elizabeth Park.

BEDROOM FOUR
8'8" x 6'1" (2.66 x 1.86)
Currently used as a study with radiator, double glazed window to the rear.

FAMILY BATHROOM
12'1" x 10'0" (3.7 x 3.05)
A spacious room with wash hand basin, low flush WC, panel bath, walk-in shower enclosure with electric shower. Built-in airing cupboard with hot water cylinder, radiator, double glazed windows to the front and rear.

FIRST FLOOR LANDING
Accessed from a dog-leg staircase with double glazed window. Doors to bedrooms two and three.

BEDROOM TWO
11'6" increasing to 13'1" x 13'1" (3.53 increasing to 4.01 x 4)
Fitted wardrobes with matching drawers, dressing table with drawers, walk-in eaves storage space, radiator, double glazed dormer window to the front. Door to en-suite.

EN-SUITE
6'5" x 7'1" (1.96 x 2.17)
Two piece suite comprising a wash hand basin within a vanity unit and a low flush WC. Double glazed roof window.

BEDROOM THREE
12'2" x 10'6" (3.71 x 3.22)
Fitted wardrobe, radiator, two large double glazed windows bringing in an abundance of light into the room.

OUTSIDE
The property is set back from the road with a deep frontage and garden which is laid to lawn flanked with mature trees and shrubs. There is a block paved forecourt providing parking for several vehicles and an EV charging point. There are double gates to the side of the property leading to further driveway and hard standing. This in turn leads to a detached brick built garage with electric up and over door, light and power. The rear garden is a generous size with a section laid to lawn flanked with gravel beds inset with shrubs. There is a patio area with pergola, a sunken garden area with further patio and rockery, and a further enclosed garden area at the foot of the plot where there is a large summerhouse with veranda and decked area, further decking, paved and gravel areas with a greenhouse behind the garage.

*AGENTS NOTE
We recommend that any intending purchaser make their own enquiries as to the current admission policies for the schools mentioned.



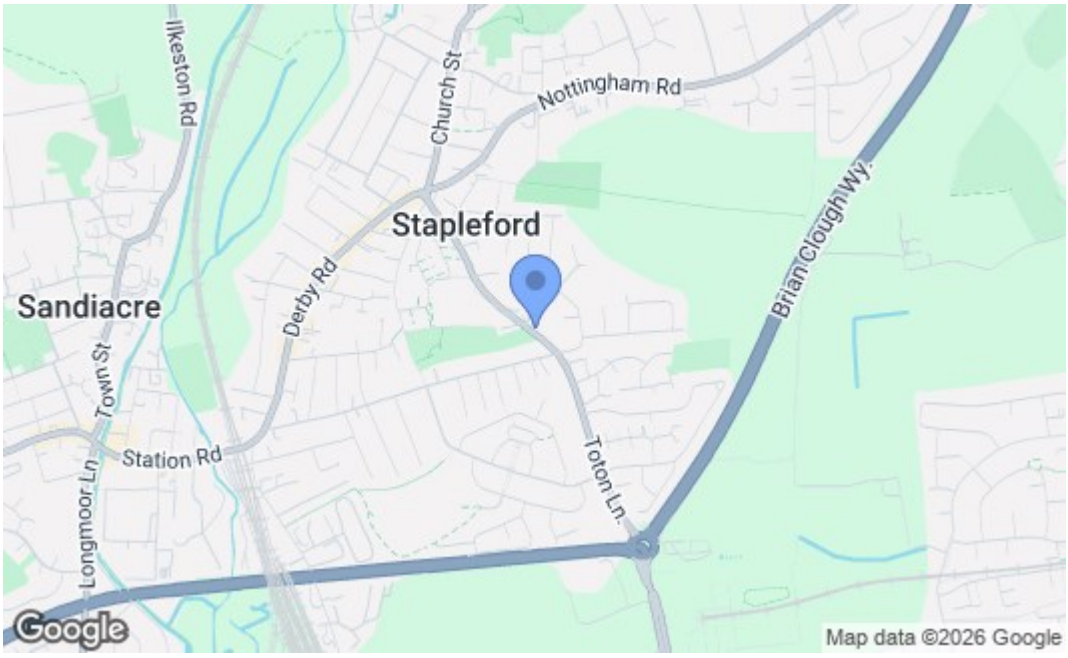


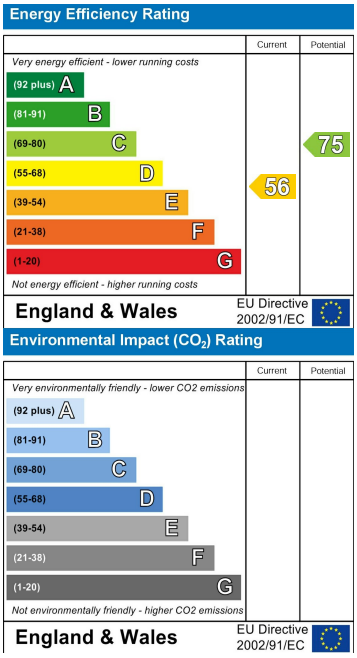












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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