



Petworth Avenue,
Toton, Nottingham
NG9 6JF

O/I/R £385,000 Freehold

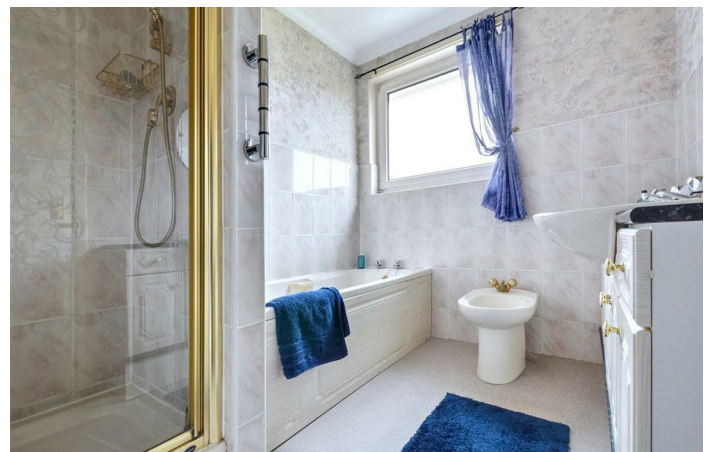


A SPACIOUS DETACHED FAMILY HOME WITH LOTS OF POTENTIAL, LOCATED IN TOTON AND OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this extended three bedroom detached family home that is located on the sought after Petworth Avenue. The property has great potential to be updated and improved throughout and would appeal to a variety of buyers especially families.

Set back from the road this lovely home has a a garden and driveway with single garage to the front and access to the rear. The open storm porch has a door opening into the entrance hallway. The hallway is light and airy with stairs rising to the first floor, understairs storage cupboard, w.c. and doors leading to the kitchen, lounge and dining area. A great feature of this property is the open plan living with the lounge area opening to the dining area which would appeal to all buyers. The breakfast kitchen is a good size with a window overlooking the rear garden and door access to the rear. The impressive landing area has a large feature window to the front and doors opening to all first floor rooms. The dual aspect master bedroom is generous in size and there is an office currently accessed from the landing that could potentially be converted to a master en-suite. The other two bedrooms are double in size and the there is a family bathroom and separate w.c. The rear garden has a paved patio area and majority laid to lawn with well stocked borders.

The property is within easy reach of the Tesco superstores found on Swiney Way and there are many more shopping facilities found in both the nearby towns of Long Eaton and Beeston. If required there are excellent schools for all ages found in Toton, there are health care and sports facilities, walks in the nearby Toton Fields and the excellent transport links include J25 of the M1, East Midlands Airport, the recently completed Nottingham tram system which terminates in Toton, there are stations in Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provides good access to Nottingham and Derby.



Porch

Open storm porch with a light and steps to the timber entrance door with obscure decorative light panels within opening to:

Entrance Hallway

Coving, radiator, stairs to the first floor, understairs storage cupboard with light and shelving, glazed doors to the living area, dining area and kitchen.

Ground Floor w.c.

Timber framed single glazed decorative window to the side, low flush w.c., wall mounted wash hand basin with tiled splashback, Ideal combination boiler.

Lounge Area

20'9" x 11'7" approx (6.35m x 3.54m approx)

Coving, UPVC double glazed window to the front, double glazed door to the rear and full height double glazed light panels to the sides and above, two radiators, coal effect gas fire set within decorative cladding with shelving, tiled hearth and insert, open to:

Dining Area

12'8" x 9'8" approx (3.88m x 2.97m approx)

Coving, UPVC double glazed window to the rear and a radiator.

Breakfast Kitchen

17'11" x 8'10" approx (5.48m x 2.7m approx)

UPVC double glazed window to the rear, panel and UPVC double glazed door to the side, range of wall, base and drawer units with a laminate work surface over, stainless steel sink and drainer, electric hob, tiled splashback, integrated electric double oven, space for a tall fridge freezer, plumbing and space for a washing machine and dishwasher, wood panelling to one wall and a radiator.

First Floor Landing

UPVC double glazed window on the half landing to the front, UPVC double glazed window on the top landing to the front, coving, radiator and doors to:

Bedroom 1

11'4" x 14'11" approx (3.46m x 4.56m approx)

Coving, UPVC double glazed windows to the front and rear and a radiator.

Bedroom 2

12'5" x 8'11" approx (3.79m x 2.74m approx)

UPVC double glazed window to the rear, coving and a radiator. Fitted bedroom furniture including hanging and shelving and drawers and storage cupboards over and a dressing table.

Bedroom 3

9'10" x 8'2" approx (3m x 2.51m approx)

UPVC double glazed window to the front, coving and a radiator.

Office

6'7" x 3'11" approx (2.03m x 1.21m approx)

Bathroom

6'8" x 8'7" approx (2.04m x 2.63m approx)

Obscure UPVC double glazed window to the rear, coving, four piece suite comprising of a bath, vanity unit with cupboards and surface housing the wash hand basin, bidet, fully tiled shower cubicle with mains fed shower, tiled walls, vinyl flooring and a radiator.

Separate w.c.

Obscure UPVC double glazed window to the rear, low flush w.c. and loft access hatch.

Outside

To the front of the property there is a block paved driveway providing off road parking and access to the single garage, low maintenance gravelled area, well stocked borders, low level stone wall to the boundary. Timber gated access to the rear.

The rear garden has a good size paved patio seating area with a decorative low level stone wall, steps leading onto the garden which is laid mainly to lawn, path leading to the back of the garden and the storage timber shed and greenhouse, well stocked borders, low level timber fence to the boundary and low level hedge to the side. Outside tap.

Garage

16'3" x 8'0" approx (4.97m x 2.44m approx)

Up and over door, power and light. Electric consumer unit, timber framed single glazed window to the side, storage in the eaves, side pedestrian door.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor public house turn left into High Road which then becomes Stapleford lane. At the next set of traffic lights continue straight across still following Stapleford lane. At the top of the hill turn right into Petworth Avenue where the property can be found on the right. 8962MH

Council Tax

Broxtowe Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

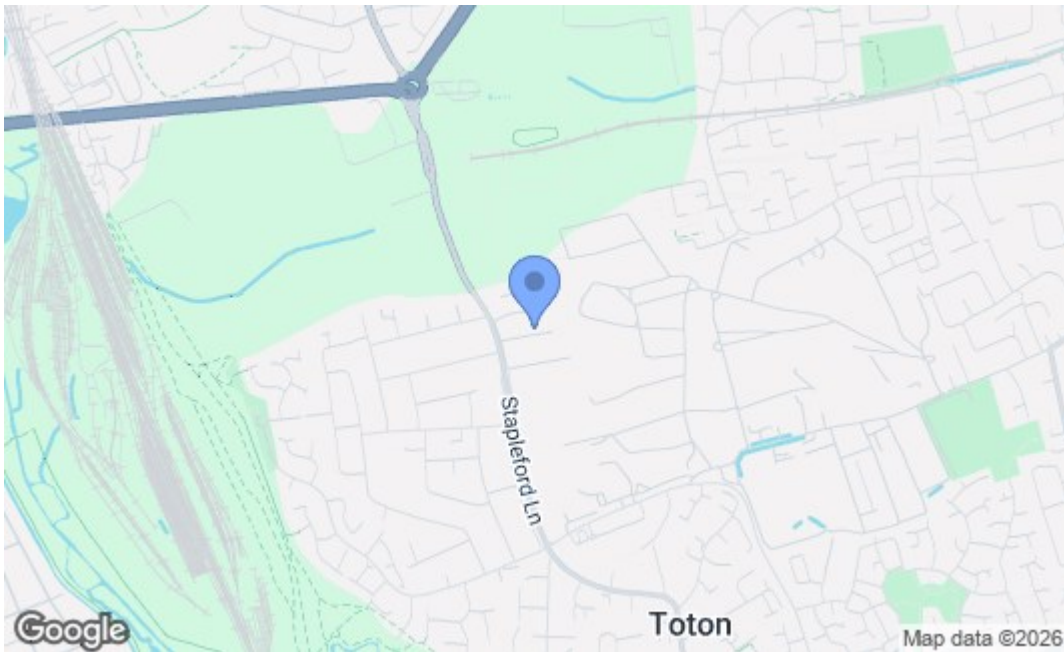
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	

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.