Robert Ellis

*look no further...*







Petworth Avenue,
Toton, Nottingham
NG9 6JF

**£450,000 Freehold**

0115 946 1818

/robertellisestateagent @robertellisea



A THREE BEDROOM DETACHED HOME SITUATED ON PETWORTH AVENUE IN TOTON, OFFERING OVER 1,250 SQ FT OF LIVING ACCOMMODATION, OPEN PLAN LIVING SPACE, A CONSERVATORY AND A GOOD SIZED REAR GARDEN.

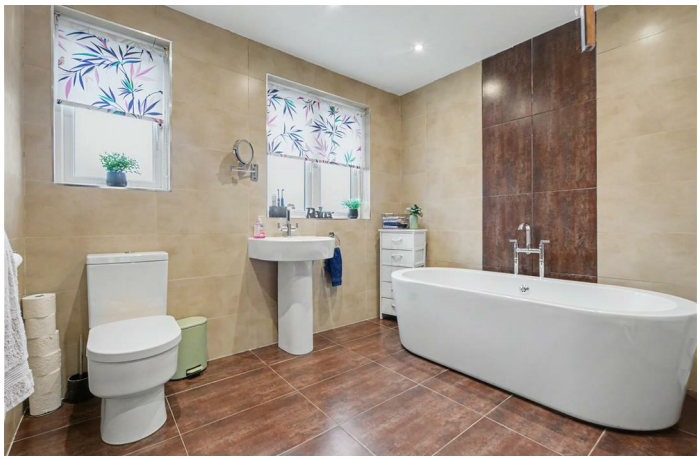
Robert Ellis are delighted to bring to the market this well proportioned detached property, situated within a sought after residential location in Toton. Offering over 1,250 sq ft of living accommodation, the property provides versatile space for modern family living, with further potential for improvement and extension, subject to the necessary planning permissions and building regulations.

The ground floor accommodation includes open plan living space, providing a sociable layout suitable for both everyday living and entertaining. There is also a downstairs WC and a converted garage, offering useful additional living space with a variety of potential uses. To the rear, a conservatory provides further reception space and an additional connection to the garden.

To the first floor are three well proportioned bedrooms and a family bathroom, which benefits from a four-piece suite, offering both a bath and separate shower facilities. Externally, the property benefits from off road parking for multiple vehicles to the front, whilst to the rear there is a good sized garden, providing excellent outdoor space for relaxing, entertaining and family enjoyment. The property also offers potential to extend further, subject to planning permission and the relevant consents, providing an exciting opportunity for prospective purchasers to adapt the home to their own requirements. An internal viewing is highly recommended to fully appreciate the generous accommodation, versatile layout, outdoor space and potential this detached family home has to offer.

The property is well placed for easy access to the Tesco superstore on Swiney Way as well as other shopping facilities 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, Next and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks in at the picturesque Attenborough Nature Reserve, the excellent schools for all ages are within easy walking distance of the property and the transport links include J25 of the M1, East Midlands Airport, the latest extension to the Nottingham tram system terminates in Toton and provides an alternative way to reach the QMC and city centre and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall
Composite door to the front, laminate flooring, radiator, ceiling spotlights, stairs to the first floor, understairs storage cupboard and doors to:

Cloaks/w.c.
Low flush w.c., wash hand basin, fully tiled walls, extractor fan, radiator and double glazed window to the side.

Kitchen Diner
19' x 12'8 approx (5.79m x 3.86m approx)
The kitchen has a range of matching wall and base units with quartz work surfaces over, inset sink and drainer, Neff double oven and five ring Neff gas hob with extractor over, two wine coolers, integrated dishwasher, integrated washing machine, breakfast bar, tiled floor, double glazed door to the side.

The dining area has double glazed patio doors to the rear garden, laminate flooring, radiator.

Lounge
11'7 x 14'9 approx (3.53m x 4.50m approx)
Double glazed window to the front, log burner with surround, laminate flooring and double doors and steps leading down into:

Conservatory
10'11 x 14'7 approx (3.33m x 4.45m approx)
Tiled flooring, two sets of double glazed patio doors to the rear garden, tiled flooring, radiator.

First Floor Landing
Stained glass double glazed window and a second double glazed window to the front, radiator, loft access hatch and doors to:

Bedroom 1
15' x 11'5 approx (4.57m x 3.48m approx)
Double glazed windows to the front and rear, radiator.

Bedroom 2
8'11 x 12'6 approx (2.72m x 3.81m approx)
Double glazed window to the rear, radiator.

Bedroom 3
9'5 x 8'5 approx (2.87m x 2.57m approx)
Double glazed window to the front, radiator.

Bathroom
9'7 x 8'9 approx (2.92m x 2.67m approx)
Two double glazed windows to the rear, two chrome towel radiators, low flush w.c., pedestal wash hand basin, bath with mixer taps, fully tiled walls, ceiling spotlights, double shower cubicle with mains flow shower having a rainwater shower head, extractor fan.

Outside
To the front of the property there is off road parking for multiple vehicles.

There is a large patio area to the rear leading to the lawned garden, railway sleepers, pebbles, pond and waterfall, panelled fencing, garden shed and gravelled, under cover seating area, external power and courtesy lights.

Garage/Music Room
13'3 x 7'7 approx (4.04m x 2.31m approx)
The garage has been converted into a music room which has acoustic flooring, insulation, double glazed window to the side, radiator, cupboard housing the boiler, up and over garage door, UPVC double glazed door to the side.

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.
9586CO

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 7mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, 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



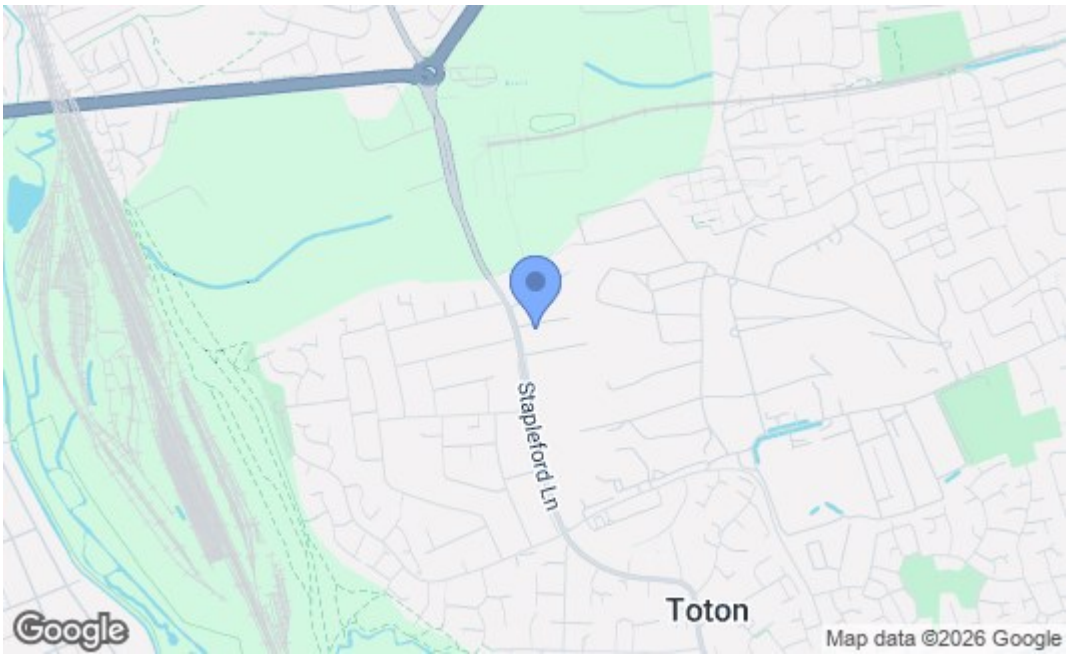


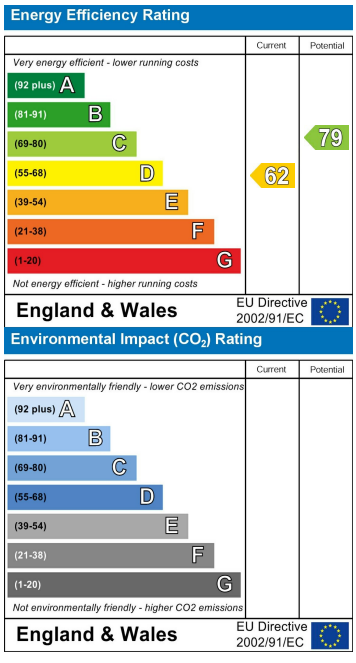









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818