Robert Ellis

*look no further...*

Blackrod Close,
Toton, Nottingham
NG9 6GQ

**O/I/E £300,000 Freehold**

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A SPACIOUS AND CHARMING THREE-BEDROOM HOUSE WITH GARDENS, GARAGE AND EXCELLENT TRANSPORT LINKS IN TOTON.

Robert Ellis are delighted to bring to the market this charming three-bedroom freehold house, quietly positioned within a desirable cul-de-sac and offered for sale with NO UPWARD CHAIN. Set within a particularly appealing plot, the property occupies a central position with front, side and rear gardens, creating an attractive balance of privacy, outdoor space and potential. The home is deceptively spacious and beautifully light and airy throughout, with the standout feature being a substantial first-floor master bedroom suite alongside two further bedrooms located on the ground floor. With gas central heating, double glazing, excellent storage, a freehold garage and exciting potential to extend to the side and rear, subject to the relevant permissions, this versatile home is ideally suited to a range of buyers seeking comfortable single-level accommodation with additional first-floor space.

Upon entering, the property immediately impresses with its bright and sociable open-plan kitchen/diner, featuring a fully fitted kitchen with a good range of storage and integrated appliances. The kitchen flows naturally into the wider living accommodation, with double-opening doors leading into the lounge, a wonderfully light and spacious dual-aspect room with further doors opening directly onto the enclosed and private rear garden. From the kitchen, a useful lobby provides access to two well-proportioned ground-floor bedrooms, a downstairs WC and a cloaks/storage cupboard, with the property benefitting from an exceptional amount of storage throughout. Upstairs, the landing leads to an impressive large, dual-aspect master suite, complete with a wall of built-in wardrobes together with an additional corner and vanity area, creating a genuinely spacious private retreat. The first floor is completed by a generous four-piece bathroom, incorporating a separate shower, whilst a further cupboard houses the boiler and provides useful utility space with plumbing for a washing machine. The combination of versatile accommodation, excellent storage, private gardens and scope for future enlargement makes this a property that really needs to be viewed to be fully appreciated.

Blackrod Close enjoys a peaceful residential position within the popular and well-connected suburb of Toton, offering the ideal combination of a quiet home environment and convenient access to everyday amenities. The property is exceptionally well placed for transport connections, with local bus services, nearby Long Eaton railway station, straightforward access to the A52 and M1, and the Nottingham Express Transit tram network providing connections towards Nottingham. Toton is also renowned for its attractive green surroundings, with Toton Fields Nature Reserve close by, providing wonderful opportunities for walking, wildlife spotting and enjoying the outdoors. A large supermarket is also conveniently accessible on foot, adding to the area's everyday practicality. With excellent commuter links, nearby shopping and amenities, attractive green spaces and the peaceful character of a residential cul-de-sac, this superb Toton home offers an enviable lifestyle and is likely to appeal to downsizers, families, couples and buyers seeking flexible accommodation with genuine future potential.

## Kitchen Diner
17'5 x 9'2 approx (5.31m x 2.79m approx)
UPVC double glazed door to the front with stained glass panels, UPVC double glazed window and a large picture bay window to the front with secondary glazing, vinyl wood effect flooring, two ceiling lights, two radiators, double opening wooden doors into the lounge and lobby area. The kitchen consists of cream Shaker style wall, drawer and base units to two walls with laminate roll edged work surface over, tiled splashbacks, inset black composite 1½ bowl sink with a swan neck mixer tap, under-counter lighting, integral double oven, four ring gas hob and matching extractor above, TV point, space for a free standing fridge freezer and space for an integral dishwasher.

## Lobby
5'6 x 2'9 approx (1.68m x 0.84m approx)
Ceiling light, carpeted flooring and doors to two bedrooms and a cloaks cupboard.

## Bedroom 2
11'7 x 8'5 approx (3.53m x 2.57m approx)
UPVC double glazed window to the rear, carpeted flooring, two radiators, ceiling light and TV point.

## Bedroom 3
7'4 x 8'5 approx (2.24m x 2.57m approx)
UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light.

## Cloaks/w.c.
2'4 x 4'4 approx (0.71m x 1.32m approx)
Obscure UPVC double glazed window to the front, ceiling light, low flush w.c., wall mounted sink with tiled splashback.

## Cloaks Cupobard
Ceiling light and shelving for storage.

## Lounge
17'3 x 10'4 approx (5.26m x 3.15m approx)
UPVC double glazed French doors to the rear, two windows to the side with secondary glazing, carpeted flooring, two radiators, two ceiling lights, Adam style fireplace with a tiled hearth and surround, electric fire, TV and telephone points, stairs to the first floor, UPVC double glazed door with inset glazed panel to:

## Rear Porch
6'9 x 3'4 approx (2.06m x 1.02m approx)
UPVC double glazed door and windows to the rear, ceiling light.

## First Floor Landing
3'5 x 7'2 approx (1.04m x 2.18m approx)
UPVC double glazed window to the front, carpeted flooring, double radiator and doors to:

## Bedroom 1
17'5 x 14'2 approx (5.31m x 4.32m approx)
UPVC double glazed bay window to the side with secondary glazed panel, UPVC double glazed window to the front, carpeted flooring, double radiator, two ceiling lights, loft access hatch with pull down ladder, TV point, one wall having two built-in panelled wardrobes with hanging rails and a third cupboard with shelving, large corner fitted cupboard with shelving and separate drawers.

## Bathroom
12'7 x 8'3 approx (3.84m x 2.51m approx)
Having a four piece suite comprising of a large enclosed corner mains-fed shower with tiled splashbacks, panelled bath with chrome mixer tap and hand held shower, low flush w.c., vanity unit housing the sink with a mixer tap and storage below, airing/storage cupbaard housing the combi boiler and washing machine and having a light, an extractor fan, vinyl flooring, recessed ceiling spotlights, two radiators,

## Outside
To the front of the property there is an established courtyard style garden with established shrubs and bushes and a path leading to the front door with a lawn.

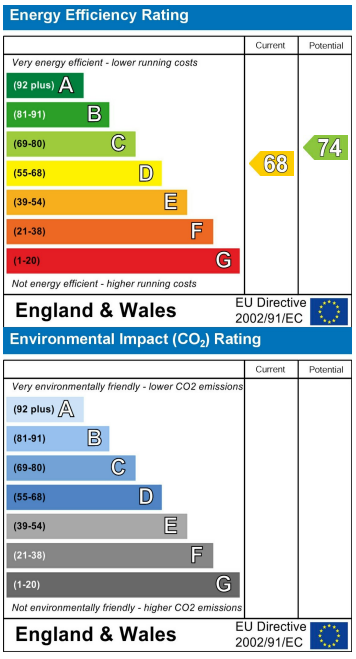
To the rear there is an enclosed garden with established shrubs, fencing and a modern patio, ideal for al-fresco living.

## Garage
7'4 x 16' approx (2.24m x 4.88m approx)
The garage can be found in a block, on the right hand side, second to last with a black up and over door.

## Directions
Proceed out of Long Eaton along Nottingham Road continuing to the traffic lights by The Manor public house. Turn left onto Toton High Road and Blackrod Close can be found as a turning on the left hand side opposite Toton Methodist Church.
9488JG

## Council Tax
Broxtowe Borough Council Band B

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defences – 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.

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