



Welbeck Gardens,  
Toton, Nottingham  
NG9 6JD

**£525,000 Freehold**

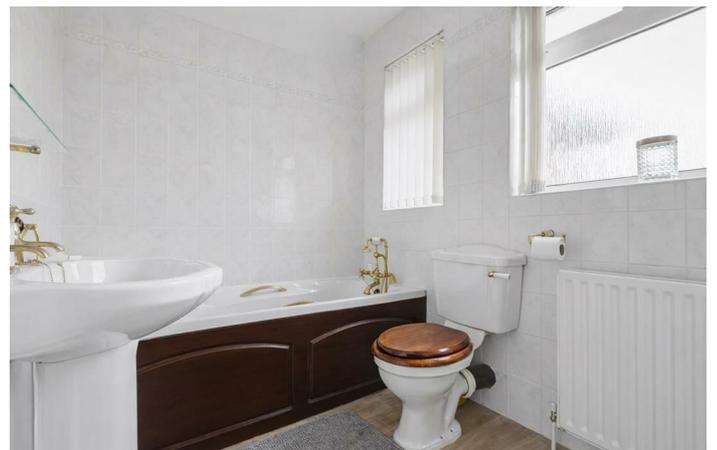


THIS IS AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON A QUIET CUL-DE-SAC OVERLOOKING OPEN FIELDS AT THE FRONT.

Being situated on Welbeck Gardens, this extended detached family home provides spacious ground and first floor accommodation, with all the main windows at the front overlooking open fields. The property was extended by the current owner on both the ground and first floors and for the size and layout of the accommodation to be appreciated, we recommend that interested parties take a full inspection which will also enable them to see the private, landscaped garden at the rear. As people will see when they view this lovely home it offers three double bedrooms, two of which have en-suite shower rooms with the fourth bedroom making an ideal home office for people who might be working from home. The property is well placed for easy access to the well regarded local schools for all ages, which has been one of the main reasons why people have wanted to move to Toton over the past couple of decades and to excellent transport links, all of which has helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof to the main property and the spacious accommodation derives all the benefits of having gas central heating and double glazing. The well proportioned accommodation includes a reception hall with a ground floor w.c. off, a lounge, sitting area/bar, a separate dining room, a sitting room with a French door leading out to the rear garden and the well fitted breakfast kitchen which has extensive ranges of wood grain effect wall and base units and granite work surfaces. To the first floor the landing leads to the four bedrooms with the main bedroom having a dressing area and en-suite shower room, the second bedroom also has an en-suite shower room and there is the family bathroom which has a bath and separate shower. Outside there is an integral garage, block paving at the front which provides off road parking for a number of vehicles and at the rear there are landscaped gardens with lawns, a slabbed and pebbled pathway with a pergola over leading to the patio which has pebbled areas to the sides, there is a shed and the garden is kept private by having fencing and hedging to the boundaries.

The property is well placed for easy access to the Tesco superstore on Swiney Way, with there being many other shopping facilities found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, TK Maxx and several coffee eateries, there are the excellent schools for all ages which area within walking distance of the property, healthcare and sports facilities which includes several local golf courses, walks in the nearby picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch having brick block paved steps, panelling to the ceiling and an outside light leading through the UPVC front door which has a stained glass leaded inset panel and double glazed panels to either side to:

## Reception Hall

Stairs with hand rail leading to the first floor, radiator, cornice to the wall and ceiling, understairs storage cupboard, double built-in cloaks cupboard with cupboards above and doors with inset etched glazed panels into the lounge and to the bar/sitting area.

## Cloaks/w.c.

Being half tiled and having a white low flush w.c. with a concealed cistern and hand basin, radiator, tiled flooring and an opaque glazed window.

## Lounge/Sitting Room

20'3 x 11'4 approx (6.17m x 3.45m approx)

Double glazed windows providing views over the open fields at the front, coal effect gas fire set in an Adam style surround with a tiled inset and hearth, two radiators, cornice to the wall and ceiling, two wall light and a pair of folding doors with inset etched glazed panels leading to:

## Sitting Room

9'4 x 9'3 approx (2.84m x 2.82m approx)

The sitting room has a full height double glazed door and a double glazed window to the rear, radiator, cornice to the wall and ceiling and two recessed lights to the ceiling.

## Sitting/Bar Area

8'9 x 8'4 approx (2.67m x 2.54m approx)

The sitting area can be accessed from the hallway or lounge and could be used as a sitting area or similar. Currently there is a fitted L shaped bar with shelving under and to a side wall, there is cornice to the wall and ceiling, wooden flooring which extends into the dining area and access from this area into:

## Dining Room

10'4 x 8'9 approx (3.15m x 2.67m approx)

Double glazed window overlooking the rear garden, radiator, wooden flooring, lightwell to the ceiling, two recessed lights to the ceiling and cornice to the wall and ceiling.

## Breakfast Kitchen

18'7 x 9'7 approx (5.66m x 2.92m approx)

The extended breakfast kitchen has wood grain finished units with granite work surfaces and includes a sink with a mixer tap set in a work surface which extends to three sides and has cupboards, drawers and an integrated dishwasher below, RangeMaster five ring cooking range with two ovens and a grill, further granite work surface with a cupboard under, Zanussi combination oven and coffee machine with cupboards above and below, housing for an American style fridge freezer, further granite work surface with a double cupboard and two drawers beneath, matching eye level wall cupboards with lighting under and a hood over the cooking area, tiling to the walls by the work surface areas, recessed lighting to the ceiling, tiled flooring, double glazed window with fitted blind overlooking the rear garden and a double glazed window to the side, radiator and a Baxi wall mounted boiler in a housing.

## Built-in Utility Cupboard

There is a built-in cupboard off the kitchen which provides plumbing and space for an automatic washing machine and tumble dryer, has shelving, tiled flooring and there is lighting and power points provided.

## Porch

The open porch at the side of the house has a door leading into the garage, power points and there is an outside tap in the porch area.

## First Floor Landing

Double glazed window with views over open fields at the front, the balustrade continues from the stairs onto the landing, radiator and hatch to the loft.

## Bedroom 1

9'7 x 9'6 plus wardrobes (2.92m x 2.90m plus wardrobes )

The main bedroom has a dressing area and an en-suite shower room and has a double glazed window overlooking the rear garden, range of built-in wardrobes with recessed lighting above, radiator and further recessed lighting to the ceiling.

## Dressing Area

8'9 x 5'3 approx (2.67m x 1.60m approx)

The dressing area has a range of built-in wardrobes, a radiator, two recessed lights to the ceiling, cornice to the wall and ceiling, archway leading to the bedroom and a door to:

## En-Suite Shower Room

The en-suite to the main bedroom is fully tiled and has a corner shower with a mains flow shower system, tiling to two walls and curved glazed doors, protective screens and a glazed shelf, low flush w.c., wall mounted hand basin with a mixer tap and a circular mirror with a light and electric shaver point above, ladder towel radiator, recessed lighting to the ceiling and an opaque double glazed window.

## Bedroom 2

16'6 to 10'8 x 10'7 to 7'6 approx (5.03m to 3.25m x 3.23m to 2.29m approx)

The second bedroom has an en-suite shower room within the bedroom having double glazed windows to the front and side, a range of built-in wardrobes with a central dressing table with drawers under and a mirror to the wall above, fitted drawer units to either side of the bed position, two radiators, cornice to the wall and ceiling, recessed lights to the ceiling and a door leads to:

## En-Suite

The en-suite to the second bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and a glazed door, low flush w.c., pedestal wash hand basin with a mixer tap, tiled splashback and a mirror with light and a shaver point to the wall above, ladder towel radiator, opaque double glazed window and recessed lighting to the ceiling.

## Bedroom 3

11'4 x 10'10 approx (3.45m x 3.30m approx)

Double glazed window with views over open fields to the front, radiator and cornice to the wall and ceiling.

## Bedroom 4

8'10 x 8'5 approx (2.69m x 2.57m approx)

Double glazed window to the rear, cornice to the wall and ceiling and a radiator. This room would also make an ideal home office.

## Bathroom

The family bathroom is fully tiled and has a panelled bath with hand rails and a mixer tap/shower, pedestal wash hand basin with a glazed shelf and a mirror with a light and shaver point to the wall above and a low flush w.c., walk-in shower with a mains flow shower system, tiling to three walls and a pivot glazed door, radiator, two opaque double glazed windows with fitted vertical blinds and a built-in double shelved cupboard with a double cupboard above.

## Outside

At the front of the property there is a block paved driveway which provides off road parking for several vehicles with a low level fence to the right hand side, low level wall to the front and there is a gate to the right of the property which provides access to a path taking you to the rear garden.

The rear garden has been landscaped and is accessed from the path at the side of the house or from the door leading out of the sitting room, there is a slabbed and pebbled pathway with a pergola over leading down towards to the bottom of the garden, a pebbled area at the rear of the house, a lawn with borders at the sides, a large paved patio area which provides a lovely place to sit and enjoy outside living, there are various pebbled areas around the patio and at the bottom of the garden fencing to the two side boundaries and a hedge to the rear, a shed is positioned in the bottom right hand corner of the garden and there are external power points provided at the rear of the house with an outside tap in the porch at the side of the house.

## Garage

15'6 x 8' approx (4.72m x 2.44m approx)

The integral garage has an up and over door to the front, a half glazed door leading to the rear porch, a window to the side, radiator, power points and lighting, wall mounted gas and electricity meters and an electric consumer unit.

## Shed

8' x 6' approx (2.44m x 1.83m approx)

The wooden shed has a door to the front and window to the side.

## Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road which then becomes Stapleford Lane. Proceed through the next set of traffic lights and up the hill taking a turning towards the top on the right into Welbeck Gardens.  
9104MP

## 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 5mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, O2, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

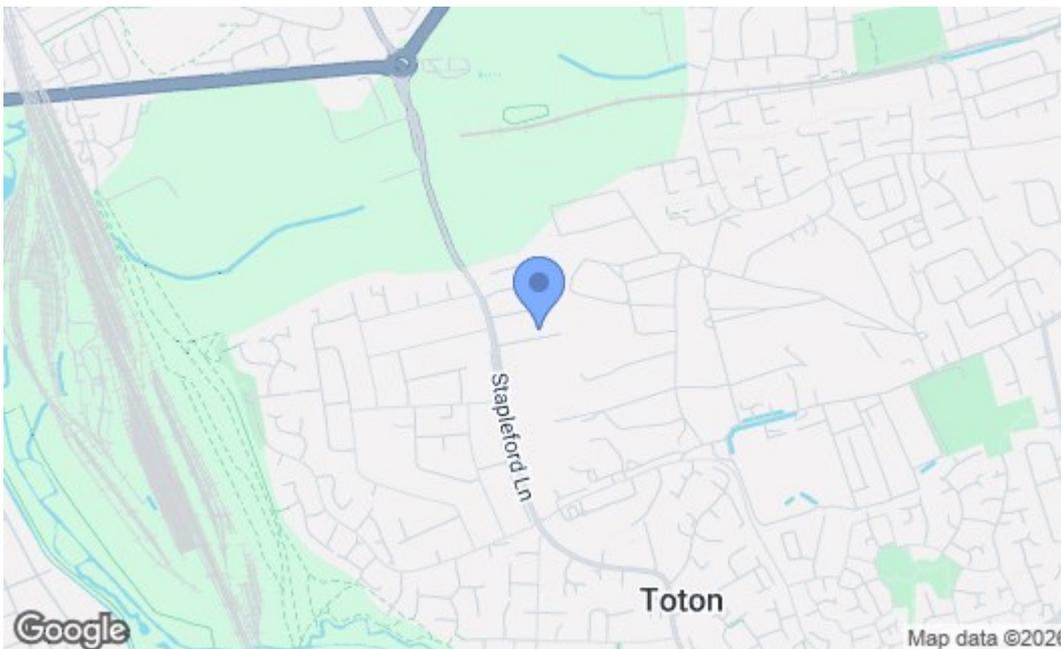
Flood Defenses – No

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		64	75
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.