



Norfolk Avenue
Toton Nottingham



Property Description

This three bedroom detached property has been renovated to a high specification throughout comprising entrance hallway, family kitchen/diner, separate living room, utility room, ground floor bathroom, master bedroom having fitted bedroom furniture and ensuite and two further bedrooms.

Toton offers excellent transport links to main routes, A50, A52, M1 and M42 and national rail networks and services, Toton is close to East Midlands International Airport, yet only ten minutes from Nottingham and Derby.

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Accessed via a side composite entrance door with four inset opaque double glazed panels with matching side panels and wooden panelling surround into a bright entrance hallway having carpeted stairs off to the first floor with oak and wrought iron balustrade, wood effect luxury vinyl tile flooring, central heating radiator, oak door to: -

Kitchen/Diner

Having a range of matching modern base and wall units with composite worksurfaces over and matching splashbacks, inset enamel sink with mixer tap over, eye level electric fan assisted oven, integrated dishwasher, integrated fridge/freezer, large island with inset induction hob, breakfast seating around the island for up to six people, inset wooden block preparation area, under island drawers and cupboard space, double glazed large bi-fold doors give access and aspect to the rear garden, UPVC double glazed window to the rear elevation, contemporary vertical central heating radiator, decorative panelling to walls, herringbone luxury vinyl tile flooring, inset spotlights to the ceiling.

Living Room

Accessed via an oak door off the entrance hallway is a well proportioned bright living room having UPVC double glazed window to the front elevation, wood effect luxury vinyl tile flooring continuing through from the hallway, inset spotlights to the ceiling, central heating radiator, door off to: -

Utility Room

A useful space having plumbing and space for automatic washing machine and dryer with composite work surface over, wall mounted boiler providing central heating and domestic hot water, central heating radiator, coat hanging hooks, laminate flooring continuing through from the living room.

Ground Floor Bathroom

Accessed off the entrance hallway having modern four piece white suite comprising wall mounted low level wc with concealed plumbing, wash hand basin fitted to vanity unit with storage beneath and gold mixer tap over, free standing double ended slipper bath with concealed plumbed wall mounted gold taps to the side, glazed shower cubicle having mains shower with rainhead and separate shower attachment, bathroom wall niche for product storage, contemporary part tiled walls and fully tiled walls to the shower cubicle, UPVC double glazed opaque window to the side elevation, inset spotlights to the ceiling, laminate flooring continuing through from the hallway.

First Floor Landing

Having carpeted flooring, Velux roof light windows, oak and wrought iron balustrade, oak door to: -

Master Bedroom

Having UPVC double glazed window to the rear elevation, fitted triple door wardrobe with hanging rails and shelving, decorative panelling to walls, laminate flooring, central heating radiator, door to: -

Ensuite

Three piece modern white suite comprising, low level wc, wash hand basin fitted to vanity unit with storage beneath and mixer tap over, glazed double width shower cubicle with mains shower and rainhead and separate shower attachment, matching floor and wall tiles to the fully tiled shower, part tiled walls, UPVC double glazed opaque window to the side elevation, inset spotlights to the ceiling.

Bedroom Two

A good sized bedroom having UPVC double glazed window to the front elevation, laminate flooring, central heating radiator.

Bedroom Three

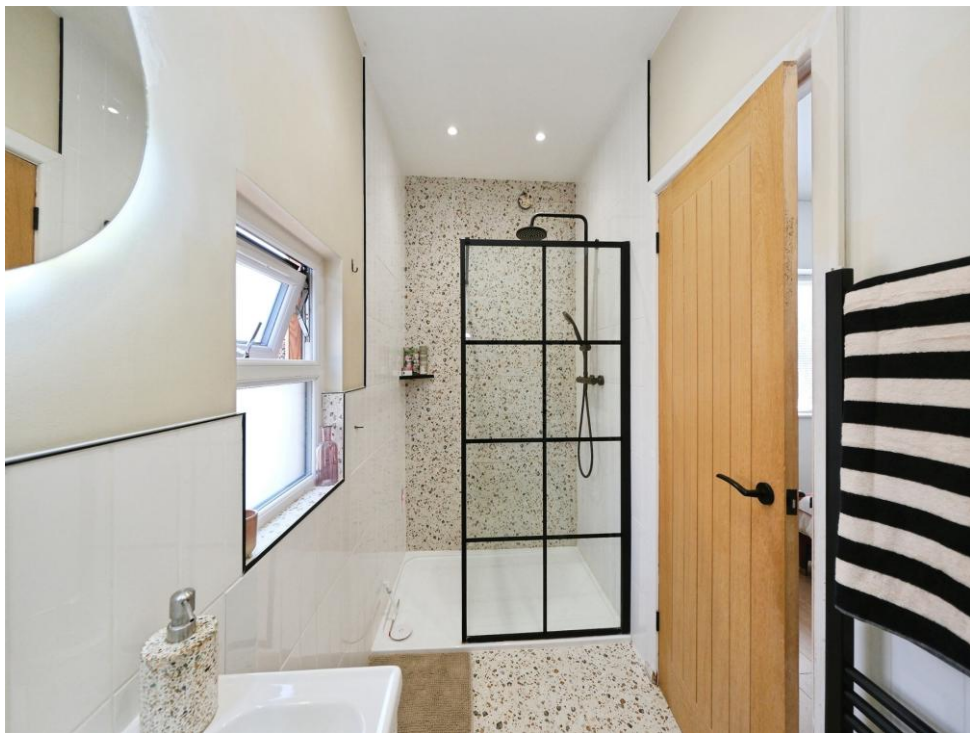
Having UPVC double glazed window to the side elevation, built in wardrobes, laminate flooring, central heating radiator.

Outside

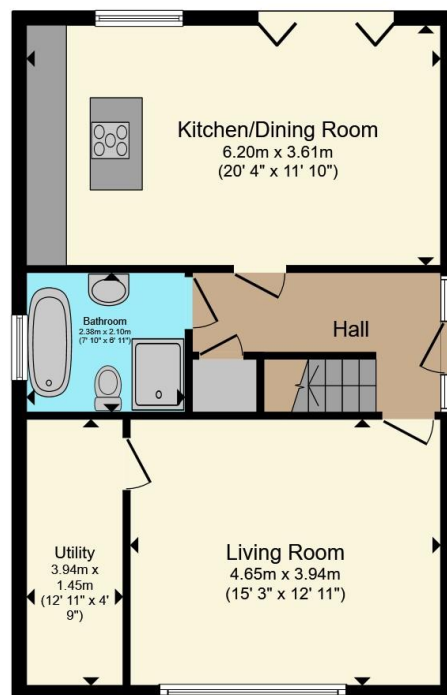
The property is set back from the road having a gravelled driveway giving off road parking for up to four vehicles, the driveway leads to the side of the property to a detached single brick garage with up and over garage door, gate to the side gives access to the rear garden.

The rear garden is particularly private having a large patio seating area accessed via the bi-fold doors off the kitchen/diner, artificial lawn flanked with a raised border to the rear of the garden inset with a variety of plants and shrubs, secure fencing forms the boundary, side door access to the garage.

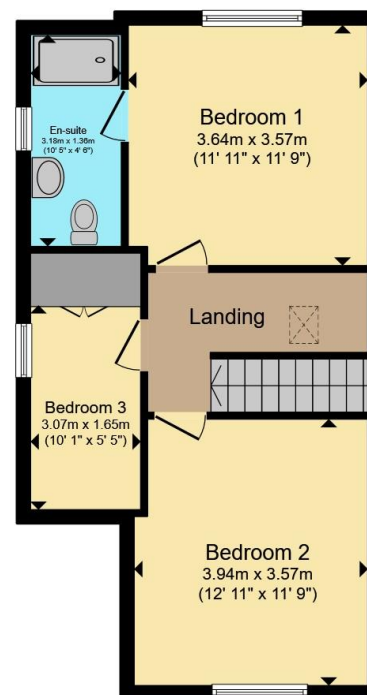




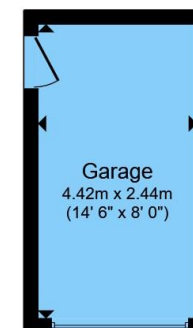




Ground Floor



First Floor



Garage

Total floor area 117.7 m² (1,267 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL206063 - 0006

Tenure:Freehold EPC Rating: C

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