Robert Ellis

look no further...

High Road,
Toton, Nottingham
NG9 6EH

O/I/R £325,000 Freehold

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THIS IS A 250 YEAR OLD DETACHED THREE BEDROOM COTTAGE POSITIONED IN THE HEART OF TOTON WHICH STILL RETAINS MANY ORIGINAL FEATURES.

Robert Ellis are pleased to be instructed to market this individual detached cottage which was built approximately 250 years ago and has been lived in by the current owner for the past 7 decades. The property has an attractive appearance and is being sold with the benefit of NO UPWARD CHAIN and therefore is ready for immediate occupation with future owners having the opportunity to stamp their own mark on this lovely home. For the size of the accommodation and privacy and size of the rear garden, as well as the cattery which is located at the rear to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in the property for themselves. The property is well placed for easy access to the local amenities and facilities provided by the area which includes excellent local schools, which has been one of the main reasons why people have wanted to move to Toton over the past couple of decades and transport links which include the latest extension to the Nottingham tram system, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the accommodation included benefits from gas central heating and from being mostly double glazed and being entered through the front door into an open plan reception hall and dining room and from this room there are doors leading to the kitchen which has wall and base units, there is a rear hallway, from which the stairs lead to the first floor and a door leads into the lounge and from this room there is a further sitting room at the far end of the cottage. The bathroom is currently located on the ground floor and this is fully tiled with a shower over the bath and to the first floor there is a small landing which leads to two double bedrooms and a third bedroom is accessed from the second bedroom and we believe the accommodation could easily be re-designed so a bathroom can be included at first floor level but still retain the bedrooms. Outside there is a car standing area to the right of the cottage, a gravelled path taking you to the front door and at the rear there is a gravelled area leading onto a lawned garden which has various established beds and a cattery run extends down the left hand side and along the rear with there being a further isolation unit and a wooden shed, with the option for these various outbuildings to remain at the property when it is sold.

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

Wood front door with inset glazed panel leading to:

Reception Hall
The reception hall area has a solid block floor and leads into:

Dining Room
14'7 x 14' reducing to 11' approx (4.45m x 4.27m reducing to 3.35m approx)
Double glazed windows to the front and rear, beams to the ceiling, radiator, understairs storage cupboard with a light, coal effect gas fire set in a brick surround with a hearth and two wall lights.

Kitchen
13'5 x 7'7 approx (4.09m x 2.31m approx)
The kitchen is fitted with a double drainer, stainless steel sink set in a work surface with space for an automatic washing machine, cupboards and tray rack beneath, space and plumbing for a gas cooker, work surface with space below for a fridge, space for an upright freezer, work surface/breakfast bar with cupboards under, radiator, shelved pantry cupboard, matching eye level wall cupboards, double glazed window to the side with there also being two further leaded glazed windows and a glazed door leads to the rear garden.

Rear Hall
The rear hall has a glazed door leading out to the covered area at the rear of the cottage, stairs with balustrade leading to the first floor and wood panelled doors leading to the lounge and dining room.

Lounge
14'8 x 13' approx (4.47m x 3.96m approx)
Double glazed windows to the front and rear, brick fireplace and hearth, beams to the ceiling, double radiator, shelved arched recess to one side of the chimney breast and a wooden door with inset glazed panel leading to:

Sitting Room
14' x 10'6 approx (4.27m x 3.20m approx)
Double glazed window to the front with a covered window to the rear, fire surround with a brick inset and hearth and a radiator.

Bathroom
The ground floor bathroom is fully tiled and has a tiled panelled bath with a mixer tap/shower, low flush w.c. and pedestal wash hand basin, opaque double glazed leaded window, radiator, double shelved storage cupboard and mirror with light to the wall by the sink position.

First Floor Landing
Shelved recess and wood panelled doors to:

Bedroom 1
14'8 x 11'2 approx (4.47m x 3.40m approx)
Double glazed windows to the front and side, radiator, storage recess and double airing/storage cupboard housing the gas boiler.

Bedroom 2
14'9 x 13'3 approx (4.50m x 4.04m approx)
Double glazed windows to the front and rear and two wall lights by the bed position.

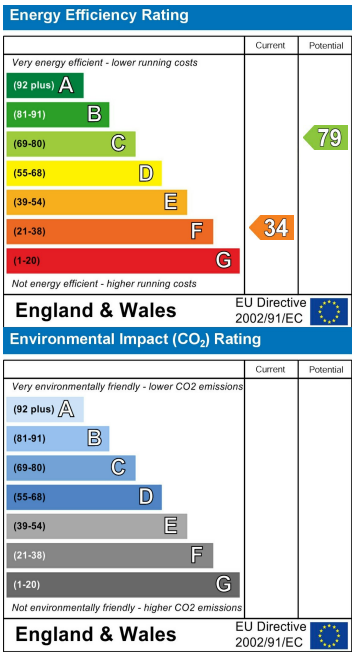
Bedroom 3
13'10 x 11' approx (4.22m x 3.35m approx)
The third bedroom is accessed via the second bedroom and has a double glazed window to the front, radiator, double shelved storage cupboard and wall light by the bed position.

Outside
To the right hand side of the property there is a gravelled area which provides off road parking and a hedge runs along the front boundary with a gate to the right of the cottage taking you to the rear garden. To the immediate rear of the house there is a covered gravelled area which extends along the rear of the cottage and there are steps leading onto a lawned garden which has various planted beds and as people will see when they view the property, there are three main cattery runs running along the left hand side and rear of the garden with there being a wooden shed which has a power supply, a summerhouse and a further isolation unit. There are established coniferous trees to the boundaries which helps to keep privacy from adjoining properties and there is an outside water supply and lighting provided.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road where the property can be found as identified by our for sale board.
8764AMMP

Council Tax
Broxtowe Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 71mbps Ultrafast 1800mbps
Phone Signal – 02, EE, 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



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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