

# Robert Ellis

*look no further...*



Banbury Avenue,  
Toton, Nottingham  
NG9 6JT

**£310,000 Freehold**

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A WELL PRESENTED BAY FRONTED HOME IN A SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this well presented traditional semi detached home offers a perfect blend of character and modern comfort. Situated in a highly desirable area, the property boasts off road parking and a generous rear garden, making it an ideal choice for a range of buyers. The home features three bedrooms and two spacious reception rooms to the ground floor, with a bay-fronted dining room adding a classic charm and floods the space with natural light, while the second reception room offers a perfect space for the living room overlooking the rear garden. Upstairs, the property continues to impress with well-proportioned bedrooms and a clean, contemporary finish throughout. Outside, the large rear garden is a true highlight—beautifully maintained and featuring an elegant Swedish-style seating area, ideal for outdoor dining or unwinding in style. Additional benefits include a detached garage (currently not accessible for vehicle use), and the excellent location puts you just a short distance from the tram network, local amenities, and major transport links including the A52.

The property has been recently benefitted from an upgrade by the current owners which provides the perfect home for a the next owners to move straight into. Internally, the property accommodation briefly comprises of a porch upon entrance into the spacious hallway. There you are able to access the dining room, lounge and kitchen which boasts integral appliances. To the first floor, there are three bedrooms and a shower room.

The property is within easy reach of the Tesco superstore on Swiney Way and all the other shopping facilities found in the nearby towns of Beeston and Long Eaton as well as Chilwell retail park. There are the excellent schools for all ages which are all within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks at the picturesque Attenborough Nature Reserve which is again a short distance away and there are excellent transport links which include the latest extension to the Nottingham tram found at Bardill's island, J25 of the M1, stations at Beeston, Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

Door to the front and double glazed door to:

### Hallway

Stairs to the first floor with understairs storage cupboard, tiled floor and doors to:

### Dining Room

12'1" x 11'11" approx (3.68m x 3.63m approx)

Double glazed bay window to the front, radiator, coving.

### Utility Cupboard

Double glazed window to the side, plumbing for a washing machine.

### Lounge

11'11" x 12'3" approx (3.63m x 3.73m approx)

Double glazed patio doors to the rear, gas fire, hearth and mantle, coving.

### Kitchen

13'5" x 7'2" approx (4.09m x 2.18m approx)

Double glazed window to the front, double glazed window to the side, wall and base units with work surfaces over, inset circular sink and drainer, four ring induction hob with extractor over, integrated electric double oven, integrated dishwasher, plate warmer and integrated fridge freezer.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

13'10" x 11'10" approx (4.22m x 3.61m approx)

Double glazed bay window to the front and a radiator.

### Bedroom 2

12' x 12'3" approx (3.66m x 3.73m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

8'2" x 7'2" approx (2.49m x 2.18m approx)

Double glazed window to the front and a radiator.

### Shower Room

Double glazed windows to the rear and side, shower cubicle with wall mounted electric shower, tiled floor, low flush w.c., pedestal wash hand basin, airing/storage cupboard housing the boiler.

### Outside

To the side of the property there is a converted car port which offers a timber cabin with seating area and giving access to the garden.

The rear garden has a detached garage and is laid mainly to lawn with shrubs to the borders and fencing to the boundaries.

### Garage

Detached garage with door to the front.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left onto High Road which then becomes Stapleford Lane. After the next set of main lights continue straight over, left into Woodstock Road and right onto Farndon Drive and left into Banbury Avenue.

8731AMCO

### 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 5mbps Superfast 55mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

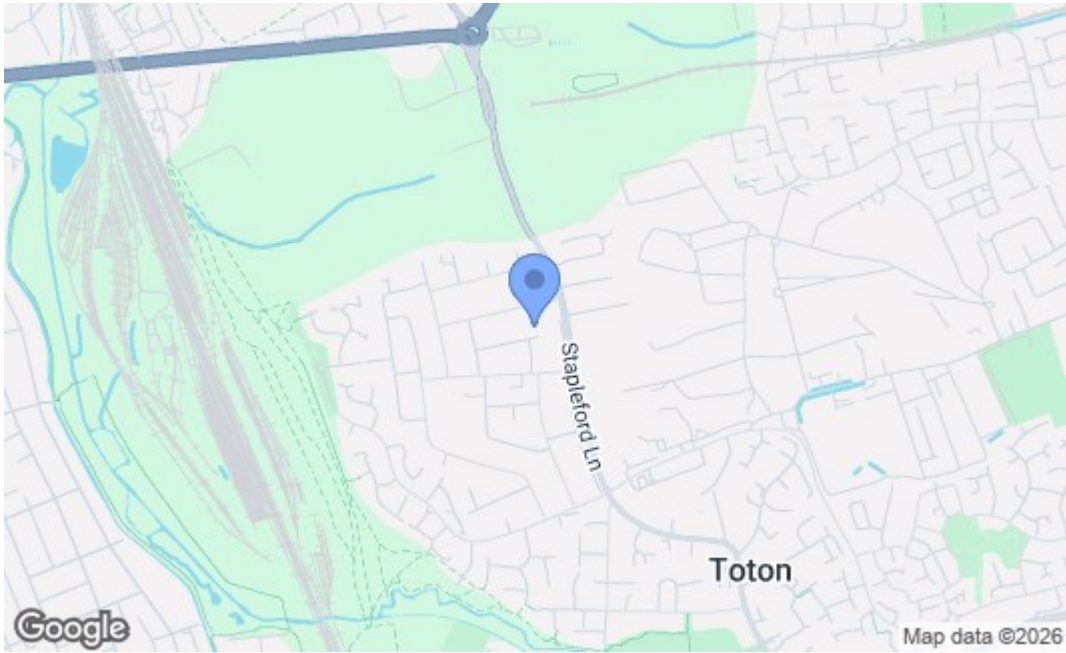
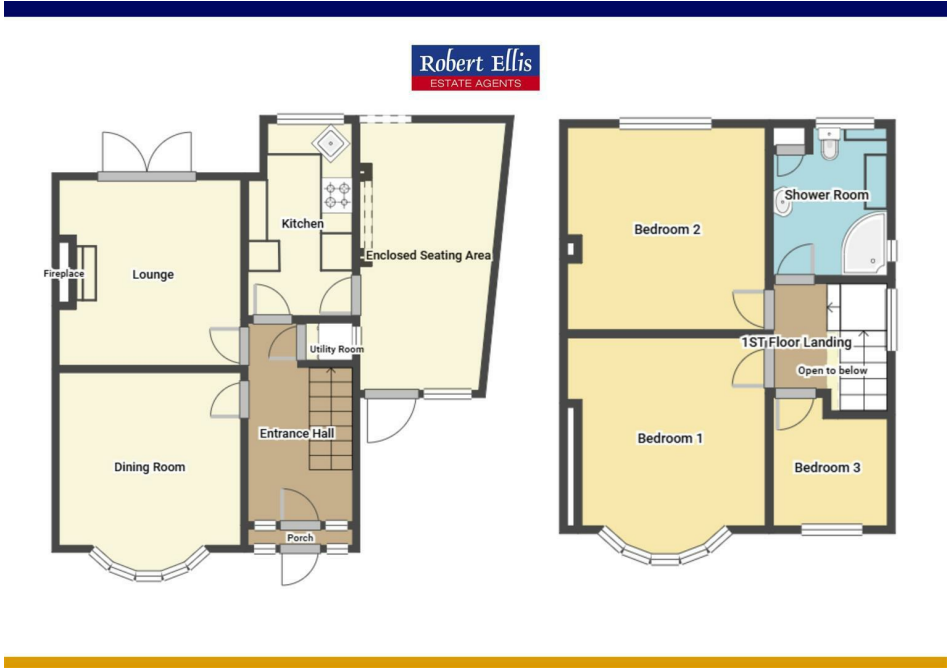
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	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		
England & Wales 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.