Robert Ellis

look no further...

Stapleford Lane,
Toton, Nottingham
NG9 6JE

£475,000 Freehold

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STUNNING AND IMMACULATE FOUR BEDROOM DETACHED HOME IN TOTON WITH SUPERB OPEN PLAN LIVING – A TRUE BOX-TICKER IN EVERY WAY.

An exceptional, substantial four double bedroom detached home in the heart of Toton, beautifully finished throughout and ready to move straight into, providing great kerb appeal with contemporary cream coloured windows to the front, complementing the grey composite front door. This immaculate property offers contemporary living at its finest, with generous, light-filled spaces designed perfectly for modern family life. The stunning open-plan lounge, dining area and conservatory create a seamless flow ideal for both everyday living and entertaining. The lounge is a real focal point, featuring a stylish log burner that adds warmth and character, while the solid tiled roof conservatory provides a superb year-round extension of the living space. At the heart of the home is a sleek, fully fitted modern breakfast kitchen, finished to a high specification with ample workspace and storage, complemented by a large, practical utility room. Upstairs, there are four spacious double bedrooms, including a superb master suite with contemporary en-suite. A beautifully appointed four-piece family bathroom serves the remaining bedrooms, offering both style and practicality. Externally, the property continues to impress with a large driveway providing extensive off-road parking and a beautifully landscaped rear garden — perfect for relaxing, entertaining and family enjoyment. Stylish, spacious and completely turnkey, this outstanding home must be viewed to be fully appreciated.

Entering through a composite front door into a spacious porch, ideal for coats and shoes, and then through to the welcoming entrance hall. The hallway has doors leading to the downstairs w.c., a bay fronted lounge and the breakfast kitchen, with oak internal doors continuing throughout this lovely family home. The bay fronted lounge is a particularly attractive reception room, having a log burner as a focal point and double doors opening through to the open plan dining area and conservatory, creating a versatile and sociable living space. The conservatory has been upgraded with a tiled roof, allowing for year-round use and offering flexibility as an additional reception room, snug or home office. The breakfast kitchen has been beautifully designed with contemporary units and quality fittings, including a Rangemaster cooker, wine fridge and integrated appliances, providing a practical yet stylish heart to the home. The former garage has been thoughtfully converted into a fully fitted utility and pantry room, offering excellent additional storage and workspace. To the first floor, the landing leads to four bedrooms. Two of the bedrooms benefit from fitted wardrobes, while the master bedroom has the advantage of an en-suite shower room. The family bathroom has been recently refitted with a four-piece suite comprising a freestanding bath and separate shower, finished to a high standard. The property also benefits from a security alarm system. Outside, the front driveway has been block paved and provides off road parking for up to four vehicles. The landscaped rear garden has been designed for ease of maintenance and enjoyment, with sleeper borders, patio areas, sheds, external lighting and power.

The property is well placed for easy access to the Tesco superstore on Swiney Way as well as other shopping facilities in the nearby towns of Beeston and Long Eaton as well as at the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks in at the picturesque Attenborough Nature Reserve, the excellent schools for all ages are within easy walking distance of the property and the transport links include J25 of the M1, East Midlands Airport, the latest extension to the Nottingham tram system terminates in Toton and provides an alternative way to reach the QMC and city centre and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
6'7 x 6'8 approx (2.01m x 2.03m approx)
Composite front door with three frosted windows to the front, laminate flooring, wooden door to the entrance hall with glazed panels either side.

Entrance Hall
6'2 x 13'7 approx (1.88m x 4.14m approx)
Laminate flooring, radiator, ceiling light, oak doors to the cloaks/w.c, lounge and kitchen, dado rail, stairs to the first floor and a wall mounted thermostat.

Ground Floor w.c.
2'3 x 4'8 approx (0.69m x 1.42m approx)
LED recessed ceiling spotlights, cream tiled walls, low flush w.c., wall mounted sink with mixer tap, vanity mirror and vanity cupboard below.

Lounge
14'5 x 12'5 approx (4.39m x 3.78m approx)
UPVC double glazed bay window to the front, ceiling light, laminate flooring, TV point, log burner with slate hearth and oak beam over, brushed metal light fittings and concertina doors opening to:

Family/Dining Room
14'2 x 9'1 approx (4.32m x 2.77m approx)
Laminate flooring, double radiator, coving, oak door to the kitchen diner and open to:

Conservatory
10'9 x 11'1 approx (3.28m x 3.38m approx)
This is open to the family/dining room and has a tiled roof with recessed LED ceiling spotlights, radiator, French doors to the rear garden.

Breakfast Kitchen
15'3 x 14'3 approx (4.65m x 4.34m approx)
Two UPVC double glazed windows to the rear, composite door and window to the side, grey gloss tiled flooring, two ceiling lights, oak door into the utility and two radiators. Soft closing cream gloss, wall, drawer and base units to four walls with a breakfast bar, quartz grey work surface with splashback, inset 1½ bowl stainless steel sink and drainer with mixer tap having an instant hot water and cold water filter tap, brushed stainless steel RangeMaster with five ring gas burner, glass splashback and matching extractor with lighting over, integral dishwasher, bin store, wine store, integral fridge and freezer, pull out concertina cupboards with brushed steel plugs and switches.

Utility Room
6'9 x 15'7 approx (2.06m x 4.75m approx)
UPVC double glazed window to the front, grey tiled flooring, ceiling light and radiator. Soft closing dark grey gloss wall, drawer and base units to two walls with contemporary grey work surface over and splashback, spaces for a washing machine, tumble dryer and large American style fridge freezer, floor to ceiling pantry cupboards.

First Floor Landing
9' x 2'6 approx (2.74m x 0.76m approx)
Grey carpeted flooring, ceiling light, dado rail, loft access hatch with pull down ladder leading to the extensive boarded and insulated loft space which also houses the boiler, brushed metal light fittings and oak doors to:

Bedroom 1
12'6 x 12'7 plus wardrobes approx (3.81m x 3.84m plus wardrobes approx)
UPVC double glazed window to the front, double radiator, grey carpeted flooring, ceiling light, grey gloss full height wardrobes extending along one wall with drawers, shelving and hanging space, brushed metal plugs and switches and oak door into:

En-Suite
4'7 x 5'2 approx (1.40m x 1.57m approx)
Recessed LED ceiling spotlights, tiled floor, saniflow w.c., chrome towel radiator, pedestal wash hand basin with mixer tap, enclosed corner shower, vanity wall cupboard, cream tiled walls.

Bedroom 2
10'4 x 11'5 approx (3.15m x 3.48m approx)
UPVC double glazed windows to the front and side, carpeted flooring, radiator, ceiling light, fitted wardrobes and drawers to one wall.

Bedroom 3
9'3 x 11'6 approx (2.82m x 3.51m approx)
UPVC double glazed window to the rear, laminate flooring, double radiator and brushed steel plugs and switches.

Bedroom 4
8'8 x 8'4 approx (2.64m x 2.54m approx)
UPVC double glazed window to the front, grey carpeted flooring, radiator, ceiling light and brushed metal plugs and switches.

Bathroom
6'1 x 8'5 approx (1.85m x 2.57m approx)
Obscure UPVC double glazed window to the rear, dark grey laminate flooring, LED recessed ceiling spotlights, tall chrome towel radiator, extractor fan, a newly fitted four piece suite comprising of a low flush w.c., grey gloss floating wall mounted sink with mixer tap and vanity cupboard under, LED demister mirror, large enclosed corner shower with a rainwater shower head and hand held shower, tiled splashbacks, free standing bath with modern mixer tap and a hidden airing/storage cupboard.

Outside
The property is set back from Stapleford Lane on the service road and the recently block paved drive providing off road parking for 4 vehicles and has walls and shrubs to the boundaries.

To the rear there is an attractive block paved patio, two lockable gates, fencing to the boundaries, path leading to the rear patio, log store, two sheds and sleeper plant and shrub beds to the boundaries.

Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left into High Road which becomes Stapleford Lane. Continue along and after the traffic lights turn right into the service road than runs parallel to Stapleford Lane and the property can be found on the right.
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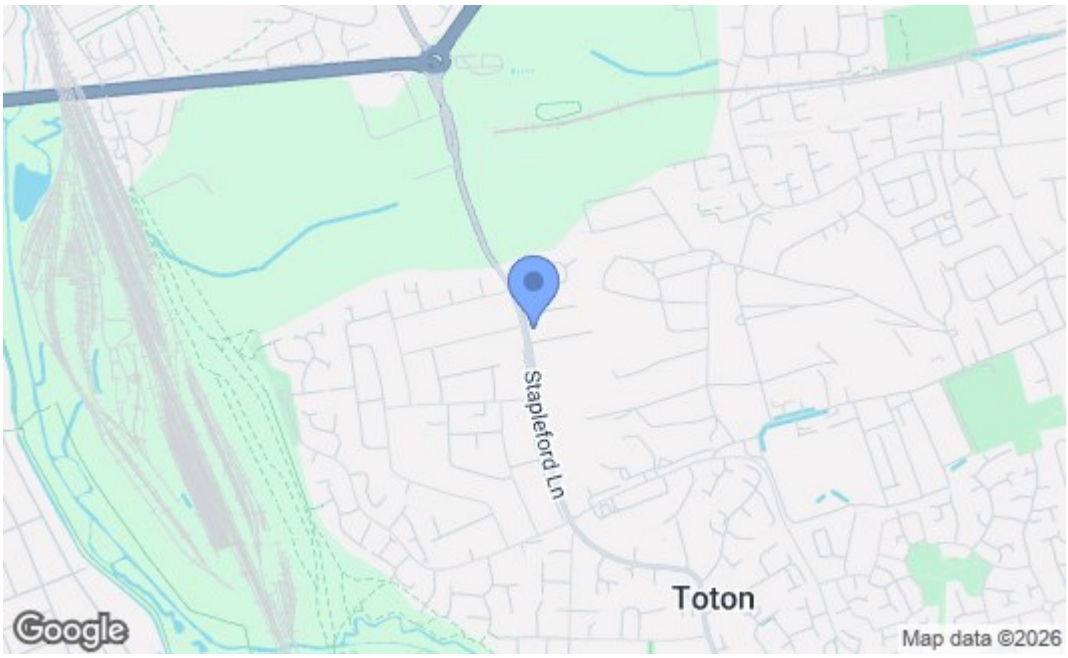
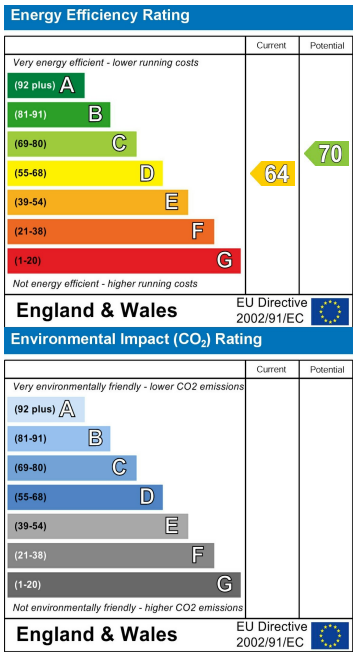
Council Tax
Broxtowe Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 79mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, 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.