



Portland Road,
Toton, Nottingham
NG9 6ES

£250,000 Freehold



A TRADITIONAL TWO DOUBLE BEDROOM SEMI-DETACHED HOME WITH GENEROUS GARDEN IN CENTRE OF TOTON IN WALKING DISTANCE TO AMENITIES, IDEAL FOR FIRST TIME BUYERS

A well-presented traditional two double bedroom semi-detached home situated in the heart of Toton, offering a spacious kitchen diner, large enclosed rear garden and a four-piece family bathroom to the first floor. The property provides excellent potential for off-road parking to the front, making it an ideal first-time purchase or family home, conveniently located for local amenities, schools and transport links.

Entering through the front door, you are welcomed into the entrance hall with stairs leading to the first floor and access to the lounge. The spacious lounge features a charming focal-point stove, an understairs storage cupboard, and traditional stripped internal doors that add character throughout the home. The accommodation flows through to an open-plan lounge diner, providing an excellent space for both everyday living and entertaining, with a conservatory situated off the dining area overlooking the rear garden. To the first floor, there are two generously sized double bedrooms, both benefiting from built-in storage cupboards. The family bathroom is fitted with a four-piece suite comprising a bath, enclosed shower cubicle, wash hand basin, and low flush WC. Externally, there is a front garden which offers potential to be converted into off-road parking, subject to the necessary consents. To the rear, a large enclosed garden provides an excellent outdoor space. The property further benefits from gas central heating and double glazing throughout.

The property is within easy walking distance of the 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, there are healthcare and sports facilities including several local golf courses, walks in the park across the road from the property, a Tesco superstore on Swiney Way, an M&S food store, Next, TK Maxx and several coffee eateries at the Chilwell Retail Parks, with more shopping facilities being found in the nearby towns of Long Eaton and Beeston and the excellent transport links include J25 of the M1, East Midlands Airport, the latest extension of the Nottingham tram system terminates at Toton, there are stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

3'8 x 4'3 (1.12m x 1.30m)

With composite front door, laminate flooring, radiator, ceiling light, stairs to the first floor and door into the lounge.

Lounge

13'5 x 2'8 (4.09m x 0.81m)

With uPVC double glazed picture window to the front, original floorboards, three wall lights, TV point, coving to the ceiling, doors to the kitchen diner, door to the understairs cupboard, radiator and a feature fireplace which is a Falkirk cast iron Queen Anne stove which is currently not in working order.

Kitchen/Diner

9'8 x 16' (2.95m x 4.88m)

With two double glazed windows into the conservatory and a stable country-style wooden door opening to the conservatory, tiled flooring, radiator, ceiling light and in-built cupboard. The kitchen consists of wood-effect wall, drawer and base units to three walls with laminate rolled edge worktop and splashback tiling, an inset one and a half bowl stainless steel sink and drainer with a swan-neck mixer tap, space for under-counter fridge, an integral electric oven and hob with extractor above and space and plumbing for a washing machine.

Conservatory

14'6 x 9'1 (4.42m x 2.77m)

With uPVC double glazed French door opening to the rear garden and windows over looking the rear garden, polycarbonate roof and laminate flooring.

Landing

With uPVC double glazed window to the side elevation, carpeted flooring, ceiling light, access to the loft via a loft hatch which has a ladder, doors off to the two bedrooms and bathroom.

Bedroom 1

12'8 x 10'5 (3.86m x 3.18m)

With uPVC double glazed window to the front elevation, laminate flooring, radiator, two wall lights, a feature tile fireplace with a shelf above, in-built large cupboard which has a window and lends itself to being a built-in wardrobe.

Bedroom 2

13' x 10' (3.96m x 3.05m)

With uPVC double glazed window to the rear elevation,

laminate flooring, ceiling light, double radiator, tiled fireplace with a shelf above and an in-built corner cupboard.

Bathroom

10'2 x 5'8 (3.10m x 1.73m)

The four piece bathroom has a uPVC double glazed obscure window to the rear elevation, tiled flooring, tiled to the mid walls, ceiling recessed spotlights, low flush WC, pedestal sink with a mixer tap, enclosed corner shower unit which is mains fed and a panel bath with a mixer tap.

Outside

The property sits back from the road behind fencing. There is potential to create off-road parking (several others on the road have done this). There is access to the rear through a gate to the right hand side of the property. To the rear, there is a large enclosed rear garden which is low maintenance with fencing to the boundaries, with pebbled areas, patio and a shed. There is an established shrub border to the left hand side with a decked area to the right hand side (ideal for alfresco dining).

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor pub turn left onto High Road and left onto Portland Road.
9393JG

Council Tax

Broxtowe Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

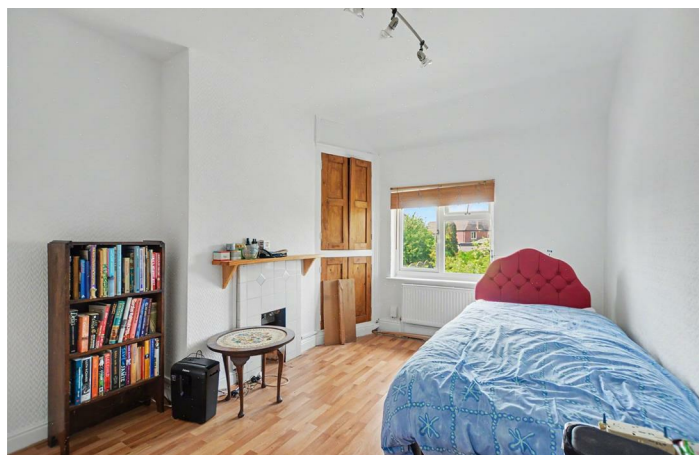
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

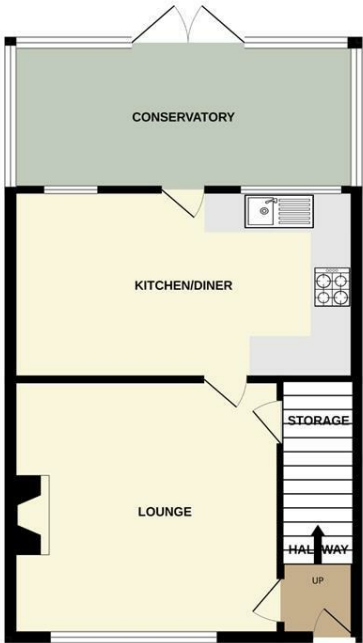
Any Legal Restrictions – No

Other Material Issues – No

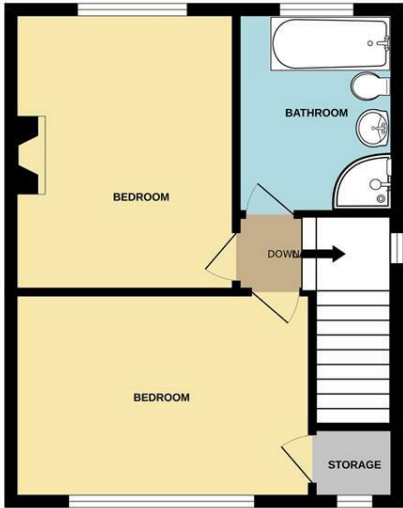




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.