



Pygott
& Crone

47 Rutland Avenue

Toton, Nottingham, Nottinghamshire, NG9 6EP

£409,950

4 Bedroom Detached House

- Freehold
- 3/4 Bed Extended Detached Family Home In A Cul De Sac
- Location
- Extended to the Side and Rear Creating Versatile Accommodation
- Main Bedroom with En Suite Shower Room
- Enclosed Rear Garden with Large Garden Shed
- Drive with Parking For 4/5 Cars
- Reception Hall with Ground Floor WC
- George Spencer School Catchment
- Ideal Location for Nottingham Tram Network and M1 access
- Sought After Residential Location Close To Excellent Amenities And Transport Links
- EPC Rating - C, Council Tax Band - D

Click [here](#) to access the Energy Performance Certificate for 47 Rutland Avenue , Toton, Nottingham, Nottinghamshire, NG9 6EP



Overview

Occupying a desirable position within a quiet cul-de-sac, this impressive and highly versatile detached family home offers spacious and adaptable accommodation arranged over two floors. With three/four bedrooms, a generous garden room, flexible ground-floor accommodation, ample off-road parking and an enclosed private rear garden, this is a home that can effortlessly adapt to the changing needs of a modern family.

Adding further appeal is its position within the catchment area for the highly regarded George Spencer Academy, making this an attractive proposition for families seeking both space and convenience.

The property opens into a welcoming and generously proportioned entrance hall, providing access to the principal reception spaces, downstairs WC and first-floor accommodation.

The kitchen is positioned to the front of the property and enjoys a pleasant outlook, with ample space for a dishwasher, washing machine, tumble dryer and fridge freezer. The layout provides excellent scope for everyday family living while remaining conveniently positioned off the main entrance hall.



The spacious living room forms the heart of the home and benefits from doors leading through to the garden room and the versatile fourth bedroom/sitting room.

The garden room is a particularly appealing addition, providing a wonderful space for relaxing and entertaining. With a dedicated sitting area, bar area and direct access onto the rear garden, it offers a natural extension of the main living accommodation and is perfectly suited to social gatherings, family evenings or simply enjoying the garden throughout the year.

One of the property's standout features is the large and versatile fourth bedroom/sitting room. With direct access to the garden and a front-facing outlook, this substantial room offers a wealth of possibilities. It could be utilised as a fourth bedroom, additional reception room, home office, playroom or potentially as a self-contained area for a dependent relative. There is also potential, subject to the necessary consents, to create a separate external entrance, further enhancing its versatility.

To the first floor, a spacious landing provides access to three well-proportioned bedrooms and the family bathroom.



The principal bedroom enjoys a peaceful outlook over the rear garden and benefits from its own en-suite shower room, creating a comfortable private retreat.

The second bedroom is a generous double and features a range of built-in wardrobes, providing excellent storage, while enjoying a pleasant rear-facing aspect.

Bedroom three is a versatile and well-proportioned room, suitable for use as either a small double or generous single bedroom, with a front-facing outlook.

The family bathroom completes the first floor and is fitted with a bath with electric shower over, WC and wash hand basin.

To the front, a block-paved driveway provides generous off-road parking for approximately 3–4 cars, an increasingly valuable feature for a family home.

The enclosed rear garden is both private and versatile, offering an excellent setting for outdoor entertaining and family enjoyment. Two separate patio areas provide space for outdoor seating and dining, while the lawn is complemented by established flower and shrub borders. A large garden shed with power provides useful additional storage or potential workshop space.



A home with exceptional flexibility with its combination of generous accommodation, adaptable living spaces, private garden, ample parking and excellent school catchment, this is a property that offers considerably more than a conventional three/four-bedroom home.

Whether you're looking for a spacious family residence, a home with dedicated entertaining space, accommodation for a dependent relative, or simply the flexibility to adapt your living arrangements over time, this property offers an exciting range of possibilities in a sought-after residential setting.

The property is only a short drive away from a Tesco superstore on Swiney Way with many more shopping facilities being found 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 at the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, 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.

Please note: This has a shared access drive between this and next doors house







Rutland Avenue, Toton, Nottingham, NG9

Approximate Area = 1556 sq ft / 144.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1502296



Location



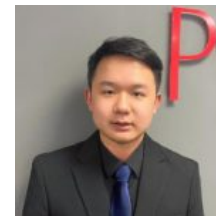
Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Jay Zhou
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.






Book your free, property valuation.

-  24/7 Customer Service
-  £0 Upfront Fees to Pay
-  On average, 98% of asking price achieved

Houses. Homes. Harmony.



47 Rutland Avenue , Toton
is on the market with our Wollaton branch

158a Bramcote Lane, Wollaton NG8 2QP

0115 985 4994