

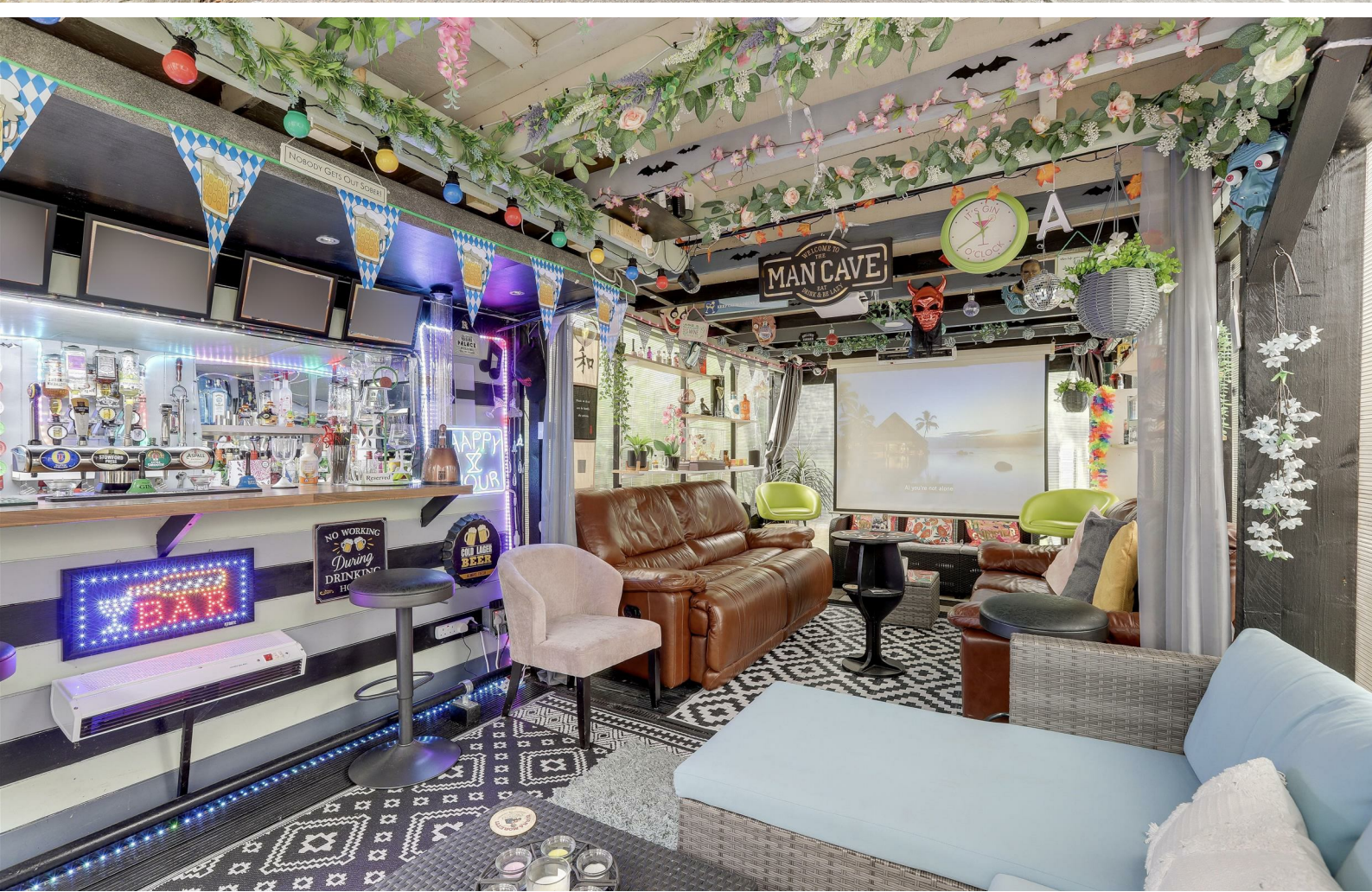
HoldenCopley

PREPARE TO BE MOVED

Erewash Grove, Toton, Nottinghamshire NG9 6EZ

Guide Price £375,000 - £400,000

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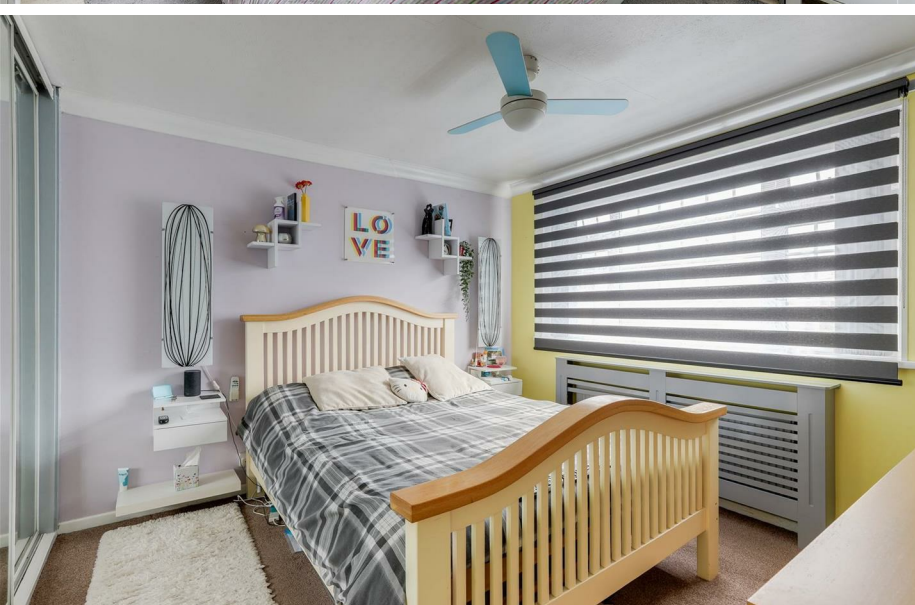
A photograph of a two-story brick house with a white front door and a bay window, surrounded by greenery and a driveway. The house is made of red brick and has a white-painted ground floor. The front door is white with a central oval window. To the right of the door is a bay window with white frames. Above the door and bay window is a small tiled porch. The house has a gabled roof with dark tiles. To the left of the house is a dark blue garage door. The driveway is paved with concrete. There are large green bushes on both sides of the driveway. The sky is blue with some clouds.

GUIDE PRICE: £375,000 - £400,000

A stunning, renovated three-bedroom detached house, beautifully modernised throughout. This unique home is presented to an exceptional standard and offers plenty of potential, making it perfect for a wide range of buyers. The ground floor comprises an inviting entrance hall, a WC, and a spacious living room featuring a contemporary built-in fireplace. A sliding door leads through to the sleek, modern kitchen diner, fitted with a range of integrated appliances and offering direct access to the conservatory. Upstairs, the property offers two generous double bedrooms and a large single bedroom, all served by a stylish four-piece bathroom suite. Externally, the property is equally impressive. To the front, there is a driveway providing parking for multiple cars, gated access to further off-road parking, and entry to the garage. The south-facing rear garden is generous in size and includes multiple patio areas, alongside a truly remarkable outdoor bar and seating area. Designed for entertaining, this bespoke space comfortably accommodates approx 20 guests and features a fully fitted bar with space for drinks fridges, lounge and bar seating, decked flooring, LED lighting, full-height polycarbonate windows, and a ceiling-mounted electric heater. Bi-folding doors open onto a private patio, creating a seamless indoor-outdoor experience. Decorative greenery, colourful lighting, and a mix of seating options make this an exceptional space for socialising and relaxing. The bar area is also very versatile and could easily be used as a home office, gym, or hobby room, depending on the buyer's needs. Further enhancing the property's appeal, there is potential to extend the house from the front, side, or rear, subject to planning permission. This property is a rare opportunity to acquire a modern, versatile home in a prime location and must be viewed to be fully appreciated.

MUST BE VIEWED





- Renovated Detached House
- Three Bedrooms
- Spacious Living Room
- Stylish Fitted Kitchen Diner
- Conservatory
- Four-Piece Bathroom Suite & Ground Floor WC
- Ample Off-Road Parking & Garage With Recently Replaced Roof
- Unique Bespoke Built & Fully Functioning Outdoor Bar & Seating Area
- Large South-Facing Garden
- Sought-After Location





LOCATION

Situated in the highly sought-after area of Toton, the property is located within a quiet cul-de-sac and benefits from excellent local amenities, schools, and parks. There are also convenient transport links nearby, including the Toton Lane tram stop just a short distance away, as well as easy access to the M1 and A52 for commuting.

GROUND FLOOR

Entrance Hall

15'8" x 6'8" (max) (4.78m x 2.05m (max))

The entrance hall has wood laminate flooring, carpeted stairs, a radiator, coving to the ceiling, stained-glass obscure panelled windows, and a single UPVC door providing access into the accommodation.

W/C

4'9" x 2'5" (1.47m x 0.75m)

This space has a low level dual flush WC, a countertop wash basin with a mono basin mixer tap and fitted storage underneath, tiled flooring, fully tiled walls, and a UPVC double-glazed obscure window to the side elevation.

Living Room

16'10" x 11'10" (max) (5.15m x 3.62m (max))

The living room has a UPVC double-glazed window to the front elevation, wood laminate flooring, coving to the ceiling, a TV point, a radiator, a modern built-in gas fireplace insert, a slat-panelled feature wall, and a sliding door leading into the kitchen diner.

Kitchen/Diner

19'0" x 9'4" (5.81m x 2.86m)

The kitchen has a range of fitted base handleless gloss base and wall units with laminate worktops, a stainless steel sink with a swan neck mixer tap and sliding covers, an integrated double oven and grill, an integrated microwave, a four ring gas hob with an extractor hood, space and plumbing for a washing machine, space for a wine fridge, space for a dining table, vinyl flooring, tiled splashback, recessed spotlights, a TV point, a radiator, a UPVC double-glazed window to the rear elevation, and a bi-folding door leading into the conservatory.

Conservatory

10'7" x 7'10" (max) (3.23m x 2.40m (max))

The conservatory has tiled flooring, a vaulted polycarbonate roof, a range of UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

8'10" x 7'10" (2.70m x 2.41m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, in-built airing cupboards, and provides access to the first floor accommodation.

Bedroom One

13'1" x 10'10" (max) (4.01m x 3.32m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a fitted sliding mirrored door wardrobe, and a TV point.

Bedroom Two

11'9" x 10'10" (3.60m x 3.32m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and a TV point.

Bedroom Three

7'10" x 7'5" (2.41m x 2.27m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and access to the boarded loft with lighting via a drop-down ladder.

Bathroom

8'4" x 7'11" (2.56m x 2.43m)

The bathroom has a low level dual flush WC, a wash basin with fitted storage, a panelled bath, a shower enclosure with an electric shower fixture, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for multiple cars, mature shrubs, and gated access to further off-road parking and a garage.

Garage

18'1" x 9'1" (5.53m x 2.77m)

The garage has lighting, power points, a single-glazed window to the side elevation, a UPVC double-glazed window to the rear elevation, and an up-and-over door. The garage also benefits from recently having a new roof with guarantee.

Rear

To the rear of the property is a private, south-facing garden featuring paved patio areas, raised planters, a lawn and a variety of mature trees, plants and shrubs. The garden is fully enclosed with panelled fencing and benefits from external lighting, access to the garage, and a fantastic bar and seating area.

BAR

Disclaimer: Please note that the bar and associated fixtures are only included in the sale if the property achieves an agreed sale price deemed satisfactory by the vendor.

Bar Entrance

9'5" x 3'2" (2.89m x 0.98m)

The entrance to the bar has decked flooring, a polycarbonate roof, fitted shelves, access into the bar, and access into the seating area.

Bar

9'5" x 5'5" (2.88m x 1.66m)

This bespoke-built, fully functioning bar area is fitted with worktops, space for drinks fridges, wood-effect parquet-style flooring, a rear-facing window, and a serving hatch that opens into the seating area.

Bar Seating Area

20'11" x 9'11" (6.38m x 3.03m)

The bar seating area, accommodating approximately 20 guests, features decked flooring, LED lighting, optics, full-height polycarbonate windows, a ceiling-mounted electric heater, and bi-folding doors that open onto an outdoor patio. Additionally, the bar benefits from recently having a new roof with guarantee.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Medium risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Other Material Issues – No
- Any Legal Restrictions –

DISCLAIMER

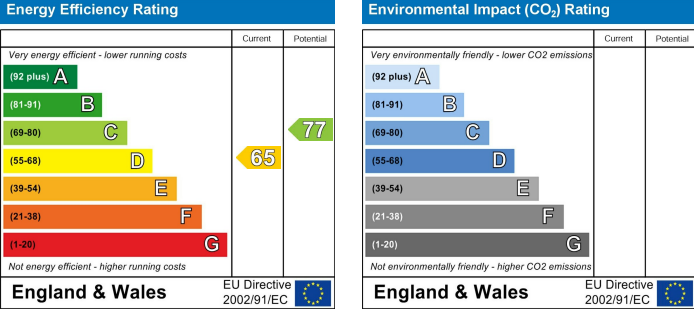
Council Tax Band Rating - Broxtowe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk