



Erewash Grove,
Toton, Nottingham
NG9 6EY

£240,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Located on a quiet cul-de-sac on Erewash Grove in Toton, this 1930's three-bedroom semi detached house offers a perfect blend of comfort and modern living.

As you enter, you are welcomed by an open plan living, dining, and kitchen area that maximises space and light, making it perfect for entertaining or enjoying home time. The contemporary layout ensures that the heart of the home is both functional and stylish. Adjacent to this area, a lovely conservatory provides an additional space to relax, basking in natural light and offering views of the garden.

The property features three bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, catering to the needs of the household with ease.

With a total area of 710 square feet, this home is both cosy and practical, making it an excellent choice for those looking to settle in a friendly community. The cul-de-sac location enhances the appeal, offering a safe and quiet environment while still being close to local amenities and transport links.

This charming house in Toton is a wonderful opportunity for anyone looking to make a home in a desirable area. Don't miss the chance to view this property contact Robert Ellis.

The property is within easy reach of the Tesco superstore on Swiney Way with there being more shopping facilities found in the nearby towns of Beeston, Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, Costco and various coffee eateries, there are the excellent schools for all ages which are within walking distance of the house, healthcare and sports facilities, walks around the local area at Toton Fields and at the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, the latest extension of the Nottingham tram system which terminates at Toton, Long Eaton, Beeston and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Hallway

Composite entrance door with decorative light panels within, radiator, stairs to the first floor, dark grey wood effect laminate flooring and door to:

Open Plan Living Dining Kitchen

Living Area

11'1" into recess x 9'10" plus bay (3.4m into recess x 3m plus bay)

UPVC double glazed bay window to the front, radiator, grey wood effect laminate flooring, feature electric fireplace with pebbles sat on a black marble hearth, brick wall surround, storage cupboards and shelves to the recess with power and decorative tiles, arch to:

Dining Area

12'10" x 8'6" approx (3.92m x 2.61m approx)

Radiator, dado rail, coving, double glazed sliding patio doors to the conservatory and open to:

Kitchen

12'9" x 5'0" approx (3.9m x 1.54m approx)

PVC double glazed window to the rear and obscure UPVC double glazed window to the side, Shaker style wall, base and drawer units with a grey laminate work surface with matching upstand over, integrated four ring stainless steel gas hob with acrylic splashback and stainless steel extractor over, integrated electric oven, plumbing and space for a washing machine, cupboard housing the electric consumer unit, space for a tall fridge freezer, stainless steel sink and drainer with matt black mixer tap.

Conservatory

8'11" x 10'0" approx (2.72m x 3.07m approx)

UPVC double glazed construction with a polycarbonate roof, tiled floor, power.

First Floor Landing

Obscure UPVC double glazed window to the side, coving, doors to:

Bedroom 1

13'1" x 8'6" approx (4m x 2.61m approx)

UPVC double glazed window to the rear, coving, cupboard housing the Ideal Logic combi boiler, radiator.

Bedroom 2

8'3" x 11'9" approx (2.53m x 3.59m approx)

UPVC double glazed bay window to the front, coving, radiator, feature panelling to the bay.

Bedroom 3

10'0" x 5'6" approx (3.07m x 1.68m approx)

UPVC double glazed window to the rear, coving, radiator.

Bathroom

6'2" x 6'4" approx (1.89m x 1.95m approx)

Obscure UPVC double glazed window to the side, three piece white suite comprising of a low flush w.c., pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and mains fed shower over with glass shower screen, extractor fan, tiled splashbacks, chrome heated towel rail, grey wood effect vinyl flooring.

Outside

The long, private low maintenance rear garden has a raised decked seating area, concrete hardstanding, paved patio area, lawned garden and additional seating. Composite storage shed, wooden fencing to the boundaries.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road which then becomes Stapleford Lane, take the left hand turning onto Portland Road and then right into Erewash Grove where the property can be found on the right.

8867AMMH

Council Tax

Broxtowe Borough Council Band B

Agents Notes

There are AI images on this property.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 78mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

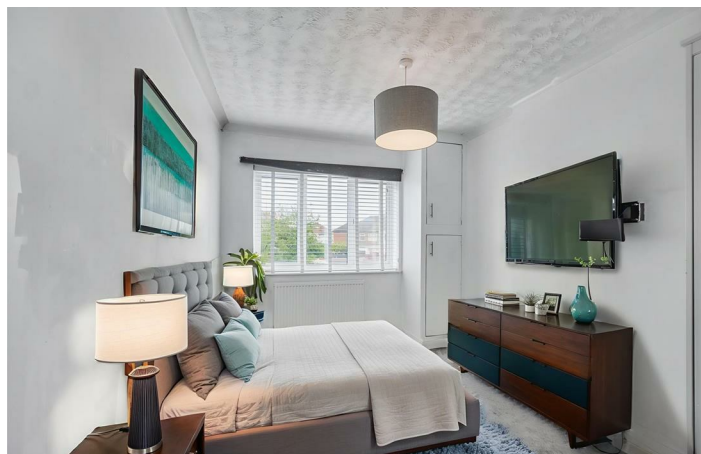
Flood Risk – No flooding in the past 5 years

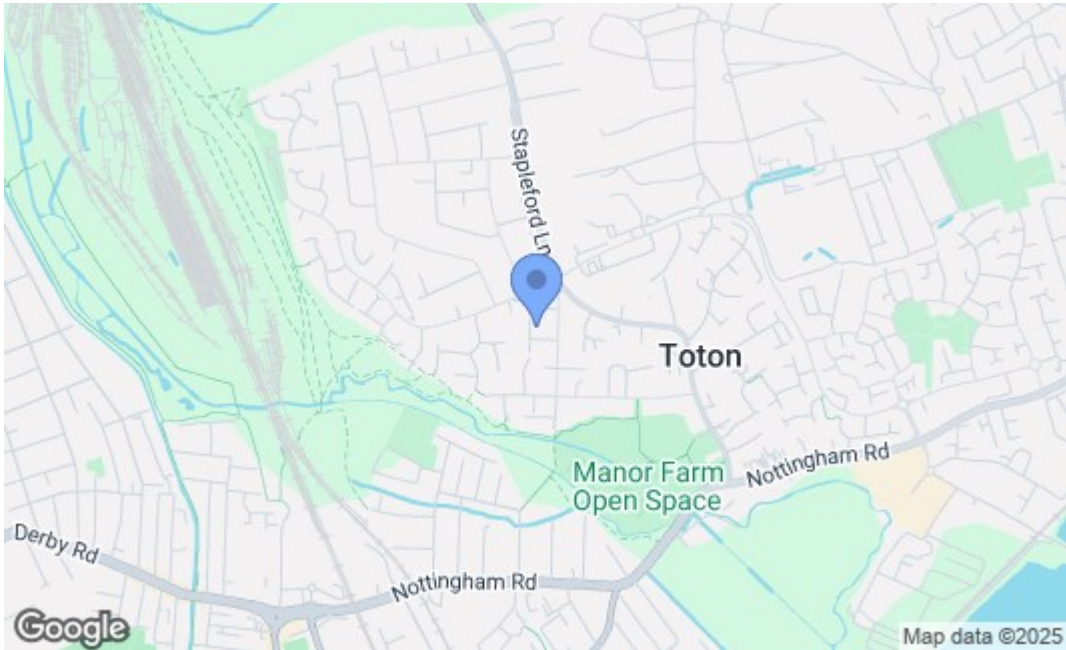
Flood Defenses – No

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		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.