Robert Ellis

look no further...







Erewash Grove,
Toton, Nottingham
NG9 6EZ

£335,000 Freehold

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Located on Erewash Grove in the desirable area of Toton is this delightful property offering a perfect blend of comfort and convenience, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings with family. The house boasts three well-proportioned bedrooms, each offering ample space and natural light, ensuring a restful environment for all occupants.

The property features a well-appointed bathroom, designed for both functionality and relaxation. The layout of the house is practical, allowing for easy movement between rooms and a sense of openness throughout.

One of the standout features of this home is the parking space available, providing convenience for residents and visitors alike. Additionally, the absence of a chain means that you can move in without delay, making this property an attractive option for those looking to settle in quickly.

Situated in Toton, this home benefits from a friendly community atmosphere and is conveniently located near local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

In summary, this detached house on Erewash Grove presents a wonderful opportunity for anyone looking to buy a home in a sought-after area. With its spacious living areas, ample parking, and no chain, this property is not to be missed. We invite you to come and experience the charm of this lovely home for yourself.





Entrance Hall
UPVC double glazed entrance door with flanking windows, new vinyl flooring, radiator, stairs to the first floor, useful under stairs storage cupboard and door to the kitchen.

Kitchen
14'2" x 9'3" (4.34m x 2.82m)
Fitted with a range of wall, base and drawer units, work surfaces, integrated double electric oven, inset gas hob, with air filter over, sink with drainer and mixer tap, tiled flooring and splashbacks, plumbing for a washing machine and dishwasher, UPVC double glazed window to the rear, door to the utility and lounge diner.

Lounge Diner
25'1" x 11'11" reducing to 9'5" (7.65m x 3.65m reducing to 2.88m)
A carpeted reception room with two radiators, UPVC double glazed window to the front, gas fire with Adam-style mantle, and sliding door to the conservatory.

Conservatory
10'4" x 8'7" (3.17m x 2.64m)
Tiled flooring, radiator and UPVC double glazed French doors with flanking windows to the garden.

Utility
13'1" reducing to 8'4" x 7'1" (4m reducing to 2.56m x 2.16m)
Fitted with a range of wall and base units, work surfaces, sink with drainer and mixer tap, tiled flooring and splashbacks, space for a fridge, freezer and tumble dryer, radiator, UPVC double glazed door with flanking window to the rear and doors to the garage and WC.

Downstairs WC
Fitted with a WC, pedestal wash-hand basin, tiled flooring and half tiled walls, radiator and extractor fan.

First Floor Landing
UPVC double glazed window to the side, radiator, loft hatch, useful storage cupboard and doors to the bathroom and three bedrooms.

Bedroom one
13'3" x 8'10" (4.04m x 2.71m)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Two
11'5" x 10'11" (3.5m x 3.33m)
A carpeted double bedroom with built-in wardrobe, UPVC double glazed window to the rear and radiator.

Bedroom Three
9'10" x 7'2" (3m x 2.2m)
A carpeted bedroom with UPVC double glazed window to the front, built-in wardrobe and radiator.

Bathroom
8'6" x 7'10" (2.6 x 2.41)
Incorporating a four-piece suite comprising panelled bath, shower, wash-hand basin inset to vanity unit, WC, part tiled walls, new vinyl flooring, heated towel rail, UPVC double glazed window to the rear and side, spotlights and electric shaver point.

Outside
To the front of the property you will find a small lawned garden and a block paved driveway, and to the rear you will find a well-maintained private and enclosed garden which includes a patio overlooking the lawn beyond, a range of stocked beds and borders and fence boundaries.

Garage
19'9"x 7'8" (6.02mx 2.36m)
Up and over garage door to the front, light and power and water tap.





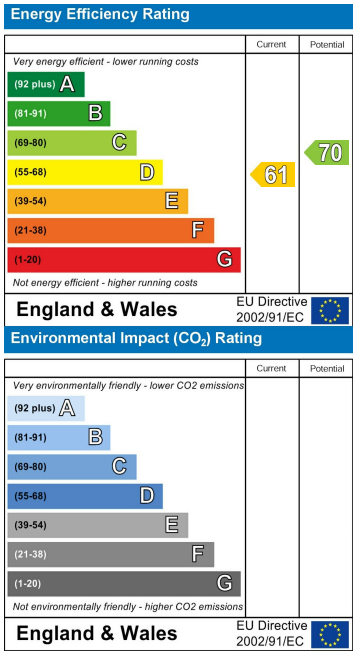












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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