Robert Ellis

*look no further...*

Erewash Grove,
Toton, Nottingham
NG9 6EY

**£225,000 Freehold**

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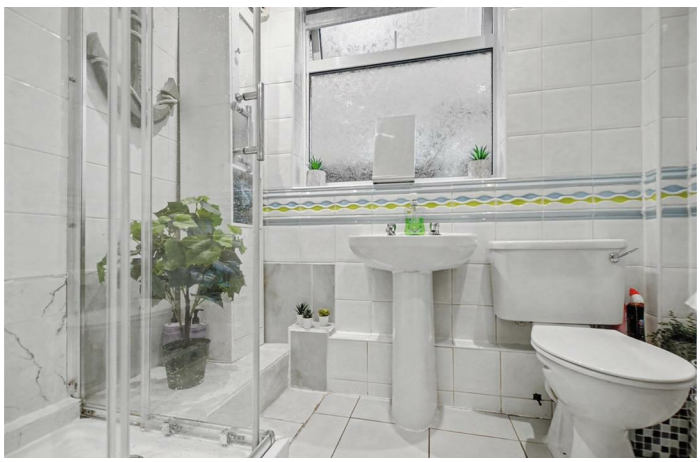
AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE THAT IS LOCATED AT THE END OF A QUIET CUL DE SAC IN TOTON.

Robert Ellis are delighted to market this well presented home that would appeal to a variety of buyers including first time buyers and upsizers. The entrance door opens into the hallway with stairs rising to the first floor and door leading to the lounge area. The lounge has a bay window to the front elevation and archway to the dining area. There is a walk in storage cupboard and family bathroom off the dining area. The property has been extended to the rear and this is where the spacious kitchen is located with door accessing the rear garden.

To the first floor there are three bedrooms, two are double in size and the third is a single and would suit a home office if required. There is a driveway to the front providing off road parking and gate access to the rear. The rear garden offers a good level of privacy and is a great size with various seating areas and timber storage sheds.

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.



## Entrance Hallway
UPVC panel and obscure glazed door to the front, radiator, stairs to the first floor and door to:

## Lounge
11'3" x 9'10" approx (3.44m x 3.01m approx)
UPVC double glazed bay window to the front, wood effect laminate flooring, radiator, electric fire with timber Adam style surround, wood panelled ceiling and archway through to:

## Dining Room
13'2" x 8'9" approx (4.03m x 2.69m approx)
Continuation of the wood effect laminate flooring, radiator and wood panelled ceiling. Door to:

## Shower Room
7'3" x 5'1" approx (2.23m x 1.55m approx)
Obscure UPVC double glazed window to the side, ceiling spotlights, low flush w.c., pedestal wash hand basin, shower cubicle with Mira electric shower, tiled walls, extractor fan, heated towel rail and tiled floor.

## Storage Area
Obscure UPVC double glazed window to the side, light and electric consumer unit.

## Kitchen
13'11" x 7'10" approx (4.25m x 2.39m approx)
UPVC double glazed window to the rear, UPVC panel and obscure double glazed door to the side, wall, base and drawer units with laminate work surface over and tiled splashback, composite 1½ bowl sink and drainer with chrome mixer tap, space for a gas cooker, space and plumbing for a washing machine, plumbing and space for a slim-line dishwasher, space for a tall fridge freezer, radiator, vinyl flooring and breakfast bar.

## First Floor Landing
Obscure UPVC double glazed window to the side, doors to:

## Bedroom 1
12'0" x 9'10" plus bay approx (3.68m x 3.01m plus bay approx)
UPVC double glazed bay window to the front, radiator, storage cupboard over the stairs with rails.

## Bedroom 2
12'11" x 8'6" approx (3.96m x 2.6m approx)
UPVC double glazed window to the rear, radiator, cupboard housing the Worcester Bosch combi boiler.

## Bedroom 3
5'6" x 10'0" approx (1.69m x 3.06m approx)
UPVC double glazed window to the rear, radiator.

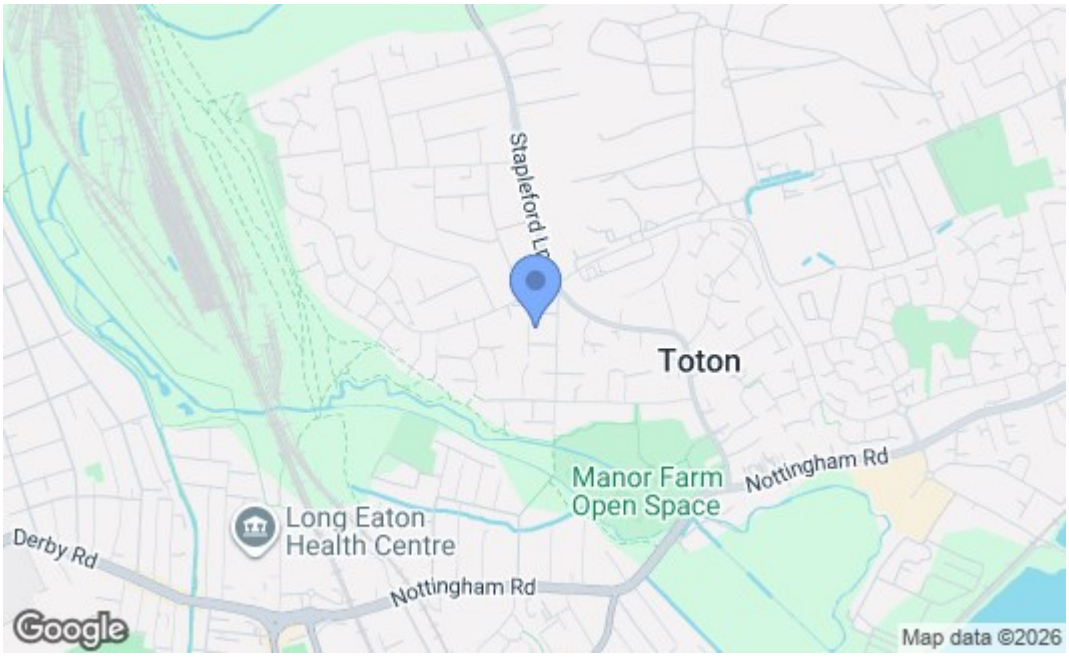
## Outside
To the front of the property there is concrete hard standing providing parking for approx. one vehicles, pebbled area, a hedge to the left boundary and picket fence to the right, gate providing access to the rear.

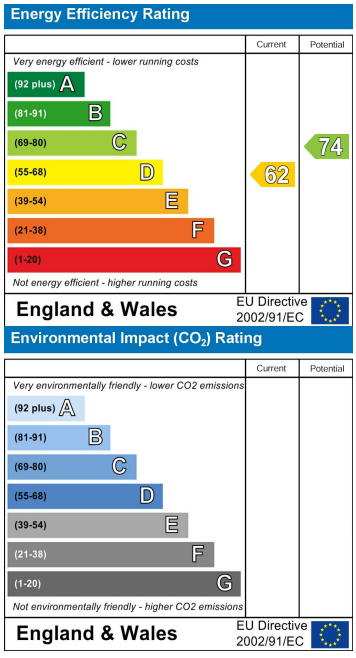
There is a large garden to the rear which is laid to lawn, paved and pebbled seating areas, raised beds, wooden fence to the boundaries, outside tap and large timber shed, outside store, external lighting and gated access to the front.

## 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.
9161MH

## 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 5mbps Superfast 79mbps 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




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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