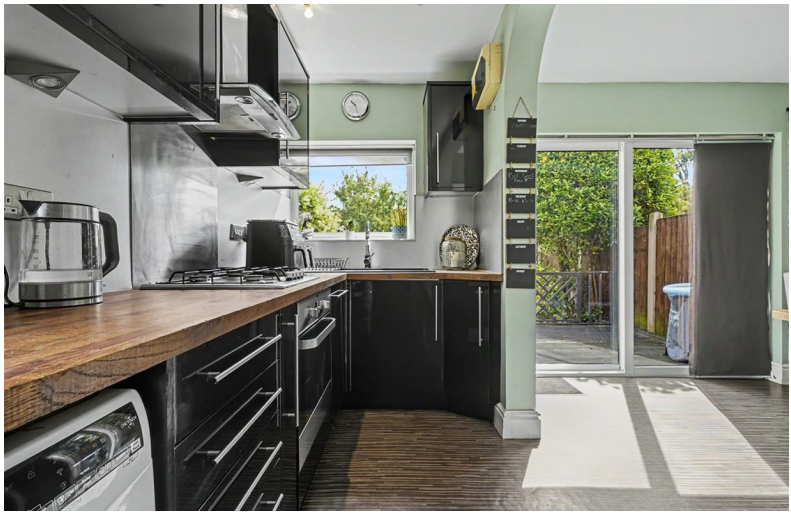
Robert Ellis

look no further...







Erewash Grove,
Toton, Nottingham
NG9 6EY

£250,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

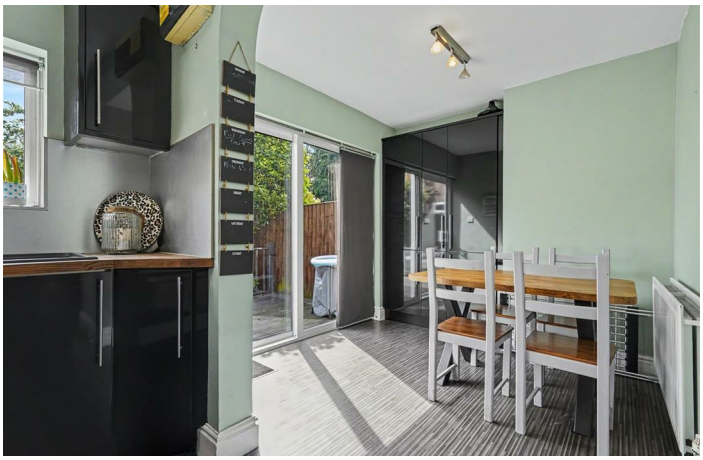


A READY TO MOVE INTO TRADITIONAL TWO BEDROOM SEMI-DETACHED HOME IN A PEACEFUL TOTON CUL-DE-SAC WITH A GARAGE BEING SOLD WITH NO UPWARD CHAIN

Being sold with the benefit of no upward chain, this beautifully presented traditional two double bedroom semi-detached home occupies a generous corner plot within a quiet cul-de-sac in the ever-popular residential area of Toton. Offering a wonderful blend of character, modern living and future potential, the property is ideally positioned within walking distance of Tesco, highly regarded outstanding schools and a nursery, making it perfectly suited to first-time buyers, young families and professionals alike. The accommodation has been thoughtfully improved, with the heart of the home being the impressive open plan modern kitchen diner, creating a fantastic space for everyday living and entertaining. French doors open directly onto the enclosed rear garden, seamlessly connecting the indoor and outdoor spaces. To the first floor are two well-proportioned double bedrooms, complemented by a spacious four-piece family bathroom fitted with both a bath and separate shower. A useful loft room, accessed via a loft ladder and benefiting from lighting, provides excellent additional space for hobbies, storage or occasional use. Externally, the property enjoys the advantages of a corner plot with established gardens, a detached garage and off-road parking. An early viewing is highly recommended to fully appreciate the location, presentation and lifestyle this excellent home has to offer.

The property comprises an entrance hall with stairs leading to the first floor and a door opening into the bay-fronted lounge, a welcoming reception room with an abundance of natural light. The lounge flows seamlessly through to the impressive open plan kitchen diner, fitted with a range of contemporary gloss wall and base units, complemented by integrated appliances. Enjoying a dual aspect, this superb living space is both light and airy, with French doors opening onto the rear garden, making it ideal for everyday family living and entertaining. To the first floor, the landing leads to two generous double bedrooms and a stylish four-piece family bathroom, fitted with both a panelled bath and separate shower enclosure. The property benefits from gas central heating and double glazing throughout. Externally, the front of the property provides a driveway offering off-road parking and access to the garage. To the rear is an enclosed, well-maintained garden featuring a decked seating area, further patio space and established shrubs and planting, creating an attractive outdoor space to relax and enjoy.

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, Costa 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 Hall
UPVC double glazed door to the front, carpeted flooring, radiator, ceiling light, dado rail, stairs to the first floor and door to:

Lounge
16'5 x 11'4 approx (5.00m x 3.45m approx)
UPVC double glazed bay window to the front, carpeted flooring, radiator, ceiling light, understairs storage cupboard, TV and telephone points, door to:

Kitchen Diner
13'3 x 13'1 approx (4.04m x 3.99m approx)
UPVC double glazed sliding doors to the rear, UPVC double glazed windows to the side and rear, vinyl flooring, ceiling spotlights, ceiling light in the dining area, radiator and under-cabinet lighting. The kitchen comprises a range of black gloss wall, base and drawer units with solid wood work surfaces over, inset composite 1½ bowl sink and drainer with pre-wash mixer tap, integral oven, four ring gas hob with extractor over, stainless steel splashback, integral dishwasher, space for a washing machine and free standing fridge freezer and a wall of pantry cupboards in the dining area.

First Floor Landing
Obscure UPVC double glazed window to the side, carpeted flooring, ceiling light and doors to:

Bedroom 1
14'3 x 11'1 approx (4.34m x 3.38m approx)
UPVC double glazed bay window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 2
13'1 x 8'5 approx (3.99m x 2.57m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, loft access hatch via a ladder.

Bathroom
5'5 x 10'3 approx (1.65m x 3.12m approx)
Obscure UPVC double glazed window to the rear, four piece suite comprising of a low flush w.c., pedestal wash hand basin, panelled bath with tiled splashbacks, enclosed corner shower cubicle with electric shower, vinyl flooring, radiator, ceiling light.

Loft Room
The loft room is insulated and boarded, has storage in the eaves, power, light and carpeted flooring.

Garage
8'3 x 18'3 approx (2.51m x 5.56m approx)
Detached garage with a wooden door to the front and power.

Outside
To the front of the property there is a tarmacadam driveway providing parking for 2/3 vehicles giving access to the garage.

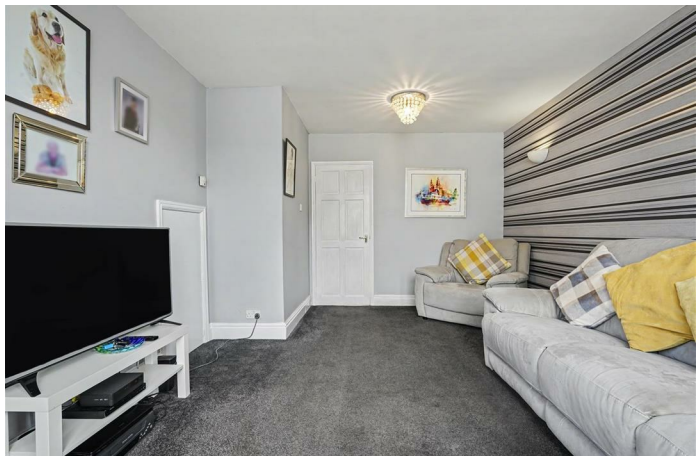
The rear garden is fully enclosed with fencing to the boundaries, raised decked area leading onto the pebbled garden with shrubs to the borders, courtesy lighting, outside tap, power supply and access down the left to the front.

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.
9420JG

Council Tax
Broxtowe Borough Council Band D

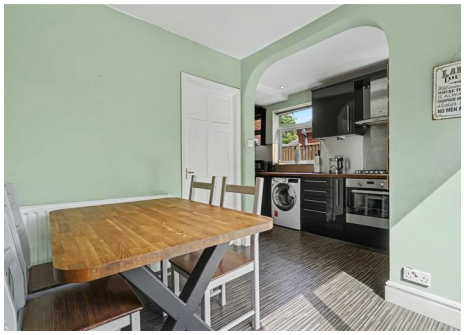
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



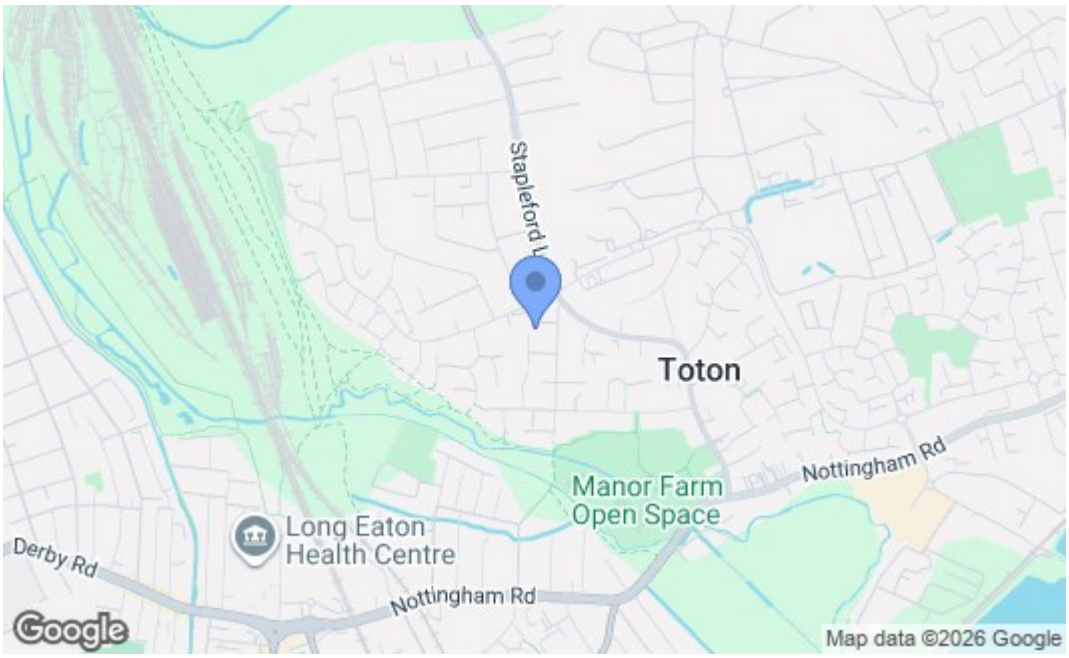


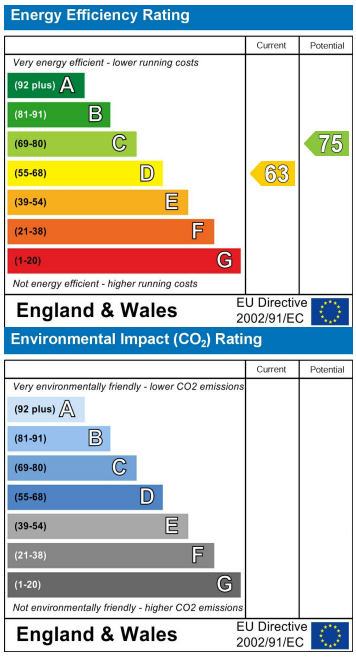












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818