

Erewash Grove,  
Toton, Nottingham  
NG9 6EY

**O/I/R £234,950 Freehold**



A WELL PRESENTED AND SPACIOUS THREE/FOUR BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN.

Robert Ellis are pleased to bring to the market this three/four bedroom semi-detached family home, situated on a quiet cul-de-sac location in the desirable village of Toton. The property benefits double glazing and gas central heating throughout and would be an ideal purchase for a first time buyer or family. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, bay-fronted lounge, open plan kitchen/diner with integrated cooking appliances, three piece family bathroom and a study/fourth bedroom to the ground floor. To the first floor, the landing leads to three generous bedrooms with the master benefiting from its own WC that has been integrated into the over stairs storage space. To the front there is off street parking via a gravelled driveway and to the rear an enclosed garden with patio area and artificial turf.

Located in the popular residential village of Toton, close to a wide range of local amenities and sitting within catchment for the sought after George Spencer Academy secondary school. Supermarkets and healthcare facilities are within walking distance and there are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. Toton tram stop is within walking distance to the property and East Midlands Airport and local train stations are just a short drive away.



### Entrance Hall

Composite front door, laminate flooring, radiator, ceiling light.

### Lounge

14'2 x 10'9 approx (4.32m x 3.28m approx)  
UPVC double glazed bay window overlooking the front, laminate flooring, gas fire, radiator, ceiling light.

### Dining Room

8'1 x 8'4 approx (2.46m x 2.54m approx)  
UPVC double glazed window overlooking the rear, laminate flooring, radiator, ceiling light.

### Kitchen

4'6 x 12'6 approx (1.37m x 3.81m approx)  
UPVC double glazed frosted window overlooking the side, laminate flooring, wall and base units with work surfaces over, inset sink and drainer, space for fridge/freezer, space for washing machine, integrated electric oven, gas hob and extractor fan, ceiling light.

### Rear hall

Composite rear door, laminate flooring, wall mounted boiler, ceiling light.

### Family Bathroom

4'4 x 6'2 approx (1.32m x 1.88m approx)  
UPVC double glazed patterned window overlooking the side, tiled flooring, heated towel rail, low flush w.c., top mounted sink, bath with mixer tap and shower over the bath, ceiling light.

### Study/Bedroom 4

8'1 x 7'8 approx (2.46m x 2.34m approx)  
UPVC double glazed French doors leading to the rear garden, laminate flooring, radiator, ceiling light.

### First Floor Landing

UPVC double glazed patterned window overlooking the side, carpeted flooring, ceiling light.

### Bedroom 1

9'3 x 9'5 approx (2.82m x 2.87m approx)  
UPVC double glazed bay window overlooking the front, laminate flooring, fitted wardrobes, painted plaster ceiling, radiator, over stairs w.c., ceiling light.

### Bedroom 2

12'6 x 8'2 approx (3.66m; 1.83m x 2.49m approx)  
UPVC double glazed window overlooking the rear, laminate flooring, radiator, fitted wardrobes, ceiling light.

### Bedroom 3

5'2 x 9'7 approx (1.57m x 2.92m approx)  
UPVC double glazed window overlooking the rear, carpeted flooring, radiator, loft access, ceiling light.

### Outside

To the front of the property there is off street parking via a gravelled driveway and to the rear, an enclosed garden with patio area and artificial turf. The property sits within a quiet cul-de-sac in the heart of Toton.

### 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, right into Carrfield Avenue and left into Whiting Avenue and right into Erewash Grove where the property can be found on the left.

8020RS

### 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

Broadband Speed - Standard 6mps, Superfast 80mbps,

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

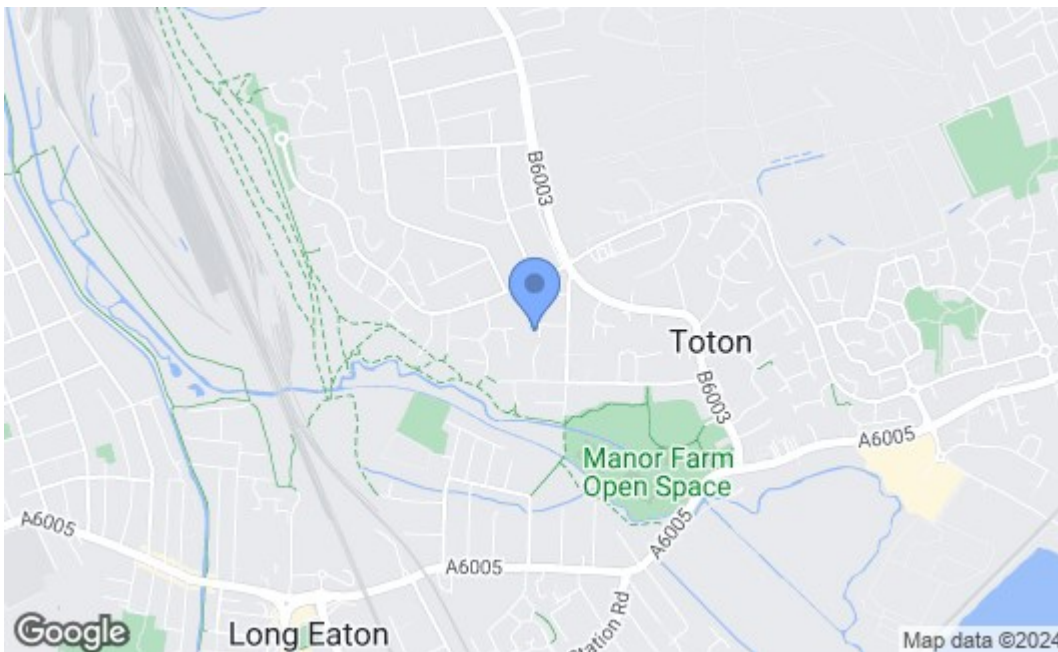
Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.