



Erewash Grove,  
Toton, Nottingham  
NG9 6EZ

**£309,950 Freehold**

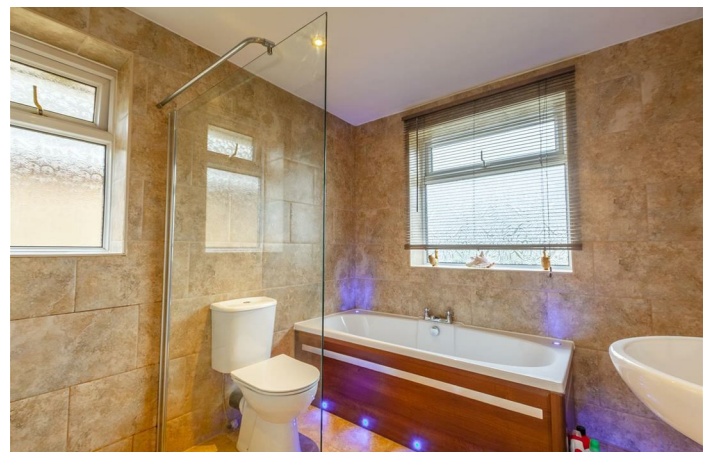


THIS IS A GABLE FRONTED THREE BEDROOM DETACHED PROPERTY POSITIONED ON A QUIET CUL-DE-SAC IN THE HEART OF THIS MOST POPULAR RESIDENTIAL AREA.

Being situated on Erewash Grove which is a small cul-de-sac, well placed for all the amenities and facilities provided by the area including excellent local schools for all ages which over the past couple of decades has been one of the main reasons why people have wanted to move to the Toton area, the latest extension to the Nottingham tram system also terminates in Toton and this provides another means of transport to and from Nottingham with there being several other useful transport links which help to make Toton a very convenient and popular place for people to live. The property is being sold with the benefit of no upward chain and for the size of the re-designed ground floor accommodation to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see all that is included in the property and the South facing rear garden, which again in an important feature of this lovely home, for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing and includes a spacious reception hall, lounge, dining kitchen which has been recently re-fitted and extends across the rear of the house and from the dining area there are double opening French doors leading out to the private rear garden. To the first floor the landing leads to three bedrooms and the bathroom which has been updated over recent years and includes a separate walk-in shower as well as a bath. Outside there is a lawned garden to the front and a drive running down the left hand side of the property with there being a garage at the rear and the private Southerly facing garden which is kept private by having fencing to the three boundaries.

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



### Porch

Open porch leading through a UPVC front door with opaque glazed inset panels and matching side panels leading to:

### Reception Hall

15' x 6'7" approx (4.57m x 2.01m approx)

Stairs with cupboard under leading to the first floor, laminate flooring, radiator, doors with inset glazed panels leading to the lounge and dining kitchen.

### Lounge/Sitting Room

15'6" x 12' approx (4.72m x 3.66m approx)

Double glazed window to the front, feature stone fireplace with hearth, cornice to the wall and ceiling and radiator.

### Dining Kitchen

19'2" x 9'2" approx (5.84m x 2.79m approx)

The dining kitchen has been recently fitted and has a 1½ bowl stainless steel sink with a mixer tap and a four ring gas hob set in a work surface with cupboards, integrated dishwasher, oven and drawers below, second work surface with integrated fridge, freezer, cupboards and drawers beneath, hood to the cooking area, tiling to the walls by the work surface areas, gas boiler housed in an upright built-in cupboard with a matching pantry style cupboard to the side, feature radiator, tiled flooring, double glazed window to the rear and double glazed French doors leading out to the rear garden, opaque double glazed door to the side, recessed lighting to the ceiling and TV aerial point and power point for a wall mounted TV.

### First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the side and built-in storage cupboard.

### Bedroom 1

13'2" x 10'10" approx (4.01m x 3.30m approx)

Double glazed window to the front and radiator.

### Bedroom 2

11'5" x 10'10" approx (3.48m x 3.30m approx)

Double glazed window to the rear, radiator, range of wardrobes to one wall with shelving and hanging space.

### Bedroom 3

7'9" x 7'3" approx (2.36m x 2.21m approx)

Double glazed window to the front, radiator and hatch to loft.

### Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with mixer tap, walk-in shower with a mains flow shower system and a protective screen, low flush w.c., pedestal wash hand basin with mixer tap, chrome ladder heated towel radiator, two opaque double glazed windows, recessed lighting to the ceiling and extractor fan.

### Outside

There is a lawn with borders to the front of the property and a fence to the right hand boundary and an ornate wall to the left hand boundary and there is a drive to the left of the property which has access through a gate to the rear garden. To the immediate rear of the house there is a patio area which extends along the side of the garage and there are lawned gardens extending behind the garage. There are beds to the sides and fencing to the three boundaries and an outside water supply and lighting is provided.

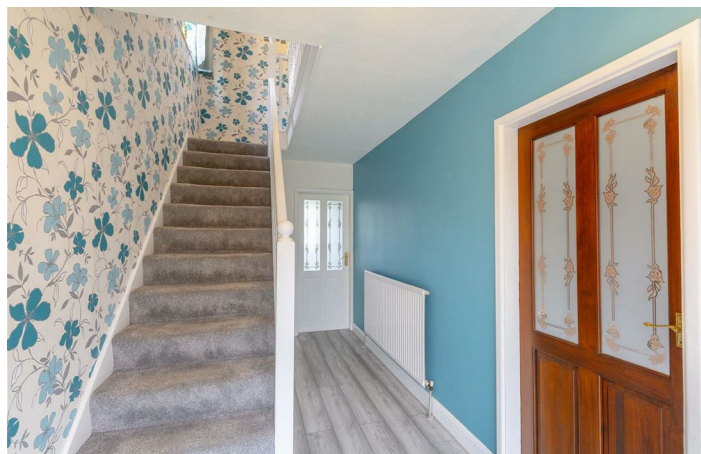
### Garage

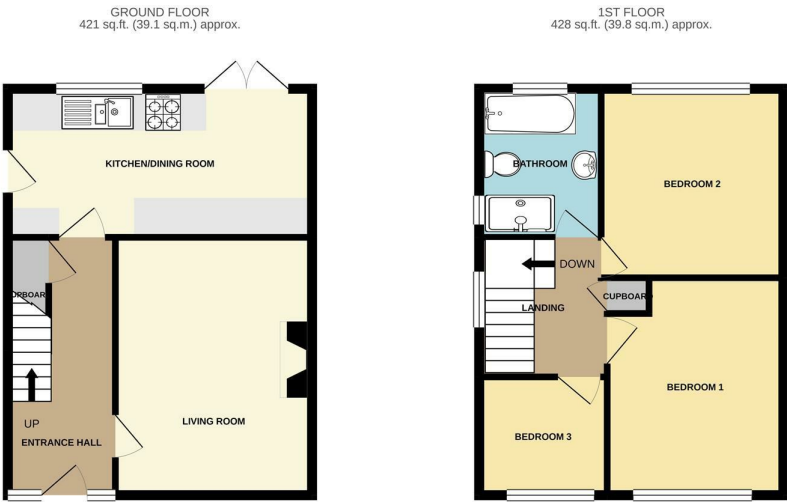
Concrete sectional garage with an up and over door to the front and window and door to the side.

### 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 right.

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TOTAL FLOOR AREA: 850 sq.ft. (78.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 70      |           |
| (55-68) D                                                       |         |           |
| (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 <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 |         |           |
| 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.