Robert Ellis

look no further...

Erewash Grove,
Toton, Nottingham
NG9 6EZ

O/I/R £339,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A WELL PRESENTED AND SPACIOUS THREE BEDROOM DETACHED HOUSE SITTING ON A QUIET CUL-DE-SAC WITHIN THE POPULAR LOCATION OF TOTON, WITH OFF STREET PARKING AND BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this generous sized three bedroom detached house, perfect for a wide range of buyers. The property is constructed of brick and benefits from double glazing and gas central heating throughout. The property boasts a resin driveway with wooden gates to the side and a spacious and mature rear garden. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, open plan lounge/diner and a kitchen with integrated cooking appliances. To the first floor, the landing leads to three generous sized bedrooms and the four piece family bathroom suite. To the exterior, the property boasts a large resin driveway with room for several vehicles and access through double wooden gates into the garden. To the rear there is a mature garden with a patio area, turf, mature flower beds and a wooden storage shed.

Located in the popular sought after location of Toton, close to a wide range of local schools, shops and parks. The property falls within several catchments for fantastic local primary schools and the desirable secondary school George Spencer Academy. Toton offers supermarkets, healthcare facilities, garden centres and fantastic access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away.

Entrance Hall
UPVC double glazed front door, laminate flooring, radiator, storage cupboard, ceiling light.

Lounge/Diner
12'0 x 25'0 x 9'4 approx (3.66m x 7.62m x 2.84m approx)
UPVC double glazed window overlooking the front, UPVC double glazed sliding door overlooking and leading to the rear garden, carpeted flooring, radiator, electric fire, ceiling light.

Kitchen
9'1 x 9'1 approx (2.77m x 2.77m approx)
UPVC double glazed window overlooking the rear, UPVC double glazed door leading to the garden, laminate flooring, wall and base units with work surfaces over, inset sink and drainer, space for fridge/freezer, space for washing machine, space for a dishwasher, integrated electric oven and induction hob, wall mounted boiler, ceiling light.

First Floor Landing
UPVC double glazed window overlooking the side, carpeted flooring, storage cupboard, ceiling light.

Bedroom 1
11'1 x 10'8 approx (3.38m x 3.25m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, ceiling light.

Bedroom 2
11'4 x 10'8 approx (3.45m x 3.25m approx)
UPVC double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

Bedroom 3
7'9 x 7'1 approx (2.36m x 2.16m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Bathroom
7'8 x 8'2 approx (2.34m x 2.49m approx)
UPVC double glazed patterned window overlooking the rear, vinyl flooring, single enclosed shower unit, low flush w.c., pedestal sink, bath, radiator, ceiling light.

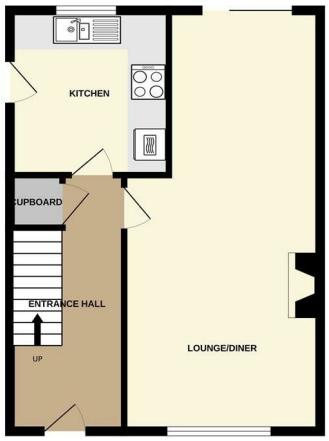
Outside
This property sits within a quiet cul-de-sac location and to the front benefits from ample off street parking via a resin driveway with a mature decorational flower bed and double wooden gates leading to the rear. To the rear there is a generous mature garden with patio area, lawn, mature flower beds and a wooden storage shed.

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.

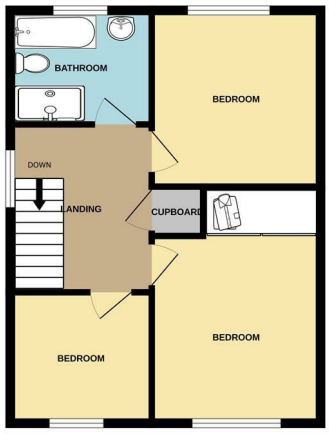
Council Tax
Broxtowe Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT SKY AND VIRGIN
Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – 02, EE, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water medium
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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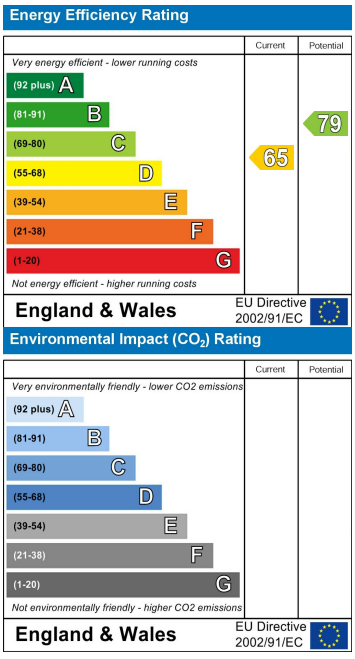

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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