

HoldenCopley

PREPARE TO BE MOVED

Wilmot Street, Sawley, Derbyshire NG10 3EQ

Guide Price £280,000 - £290,000

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LOVELY FAMILY HOME...

This semi-detached three bedroom property benefits from being excellently presented and has been finished to a high standard throughout whilst offering spacious accommodation, ideal for a range of buyers looking for a property in the popular location of Sawley. Situated close to local schools, eateries and excellent transport links with Long Eaton station providing convenient links to Nottingham, Derby, East Midlands Parkway and even Central London as well as being a short distance to the skylink bus route and J25 and J24a of the M1. To the ground floor of the property is an entrance hall, a bay fronted living room, a modern kitchen which is open plan to the dining area making for an ideal entertaining space, a spacious family room benefitting from lots of natural light and a ground floor WC. To the first floor of the property is the spacious master bedroom benefitting from a feature bay window along with two additional bedrooms and a modern three piece bathroom suite. Outside to the front of the property is a driveway and single garage to provide off road parking, to the rear of the property is a private enclosed garden which benefits from not being overlooked and offers a lawn and a variety of patio areas - ideal to create a sense of indoor/outdoor living.

MUST BE VIEWED





- Semi-Detached Home
- Three Bedrooms
- Two Spacious Reception Rooms
- Open Plan Kitchen Dining Area
- Modern Bathroom & Ground Floor WC
- Private Landscaped Rear Garden
- Ample Off Road Parking
- Excellently Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance hall has solid oak wood flooring, a radiator, under stairs storage, carpeted stairs, a UPVC double glazed window to the side elevation and a UPVC door to provide access into the accommodation

Living Room

15'7" x 13'3" (4.76 x 4.06)

The living room has carpeted flooring, coving to the ceiling, a TV point and a UPVC double glazed bay window to the front elevation

Kitchen Diner

19'8" x 10'2" (6.01 x 3.10)

The kitchen diner has a range of fitted base and wall units with wooden countertops and a matching breakfast bar/kitchen island, a sink with a drainer and stainless steel mixer taps, an integrated oven with an electric hob and extractor hood, an integrated wine fridge, an integrated dishwasher, space for an American style fridge freezer, partially tiled walls, recessed spotlights, space for a dining table, additional integrated storage units, a column radiator and a UPVC double glazed window to the rear elevation

Family Room

13'6" x 10'4" (4.13 x 3.16)

The recently extended family room has wooden flooring, a column radiator, two Velux windows, a UPVC double glazed picture window to the rear elevation which provides the room with lots of natural light and UPVC double glazed bi-folding doors to access the rear garden allowing for a fusion of indoor and outdoor living

WC

This space has wooden flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a heated towel rail, an extractor fan, recessed spotlights and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, loft access, an in-built storage cupboard, and a UPVC double glazed window to the side elevation

Bedroom One

15'1" x 10'5" (4.62 x 3.18)

The main bedroom has carpeted flooring, a radiator and a UPVC double glazed bay window to the front elevation which floods the room with lots of natural light

Bedroom Two

11'4" x 10'2" (3.47 x 3.11)

The second bedroom has carpeted flooring, a radiator, a fitted oak veneer bookcase and a UPVC double glazed window to the rear elevation

Bedroom Three

8'10" x 8'2" (2.70 x 2.51)

The third bedroom has carpeted flooring, a radiator, an in-built cupboard and a UPVC double glazed window to the front elevation

Bathroom

7'10" x 5'5" (2.39 x 1.67)

The bathroom has tiled effect flooring, a low level flush WC, a vanity wash basin with stainless steel mixer taps, a P shaped Jacuzzi bath with a wall mounted shower fixture and glass shower screen, a chrome heated towel rail, fully tiled walls, an extractor fan, recessed spotlights and UPVC double glazed obscure windows to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking, a range of mature plants and shrubs and courtesy lighting

Rear

To the rear of the property is a private enclosed landscaped garden with a lawn, a paved patio area, an additional seating area with a covered pergola, a range of mature trees and shrubs, courtesy lighting and panelled fencing. The rear of the property also benefits from quadruple gates to access the hardstanding area from the road, providing potential for additional off road parking along with a large garden shed with lighting, power and storage, the ideal space for a home office.

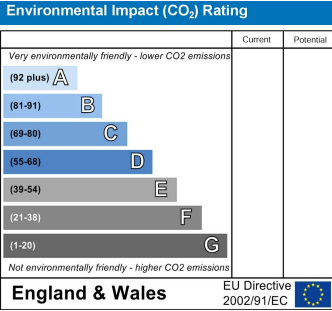
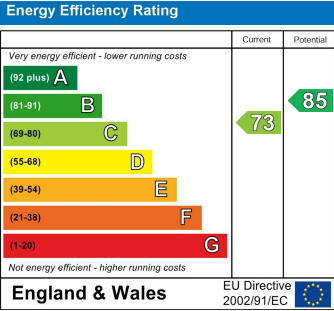
Garage

The single garage, has electrical points, lighting, a water supply and a newly fitted Worcester Bosch boiler providing plenty of potential for a utility space

DISCLAIMER

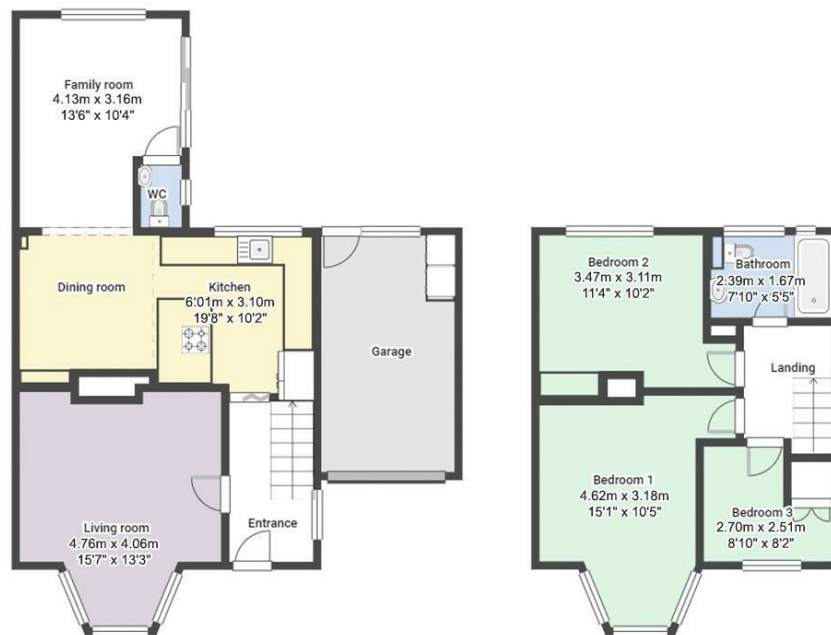
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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