Robert Ellis

look no further...

Wren Court,
Sawley, Nottingham
NG10 3AG

£365,000 Freehold

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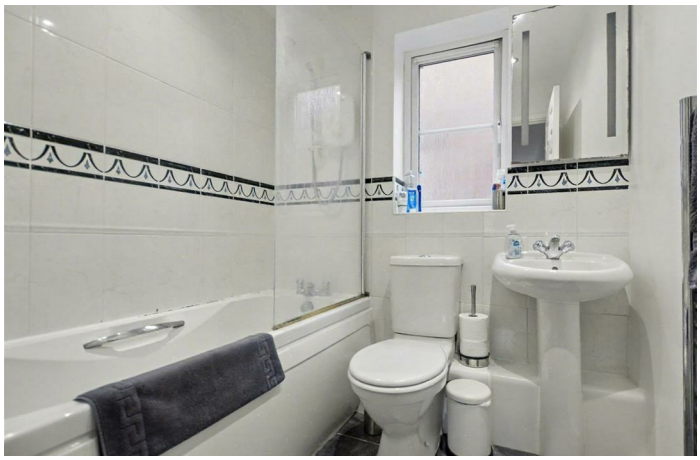
A FOUR BEDROOM DETACHED FAMILY HOME FOUND IN A CUL-DE-SAC IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are pleased to bring to the market this impressive four-bedroom detached home on Wren Court which offers spacious, modern living in a highly convenient location close to the A50, M1, train station and a range of local amenities. Designed with family life in mind, the property features two generous reception rooms along with a stunning open-plan kitchen to the rear - perfect for entertaining or everyday living. The master bedroom benefits from its own en suite, while the remaining bedrooms are well-proportioned and versatile, ideal for guests, children or home working. Outside, there is ample off-road parking and a garage, providing both practicality and convenience. Well-presented and thoughtfully laid out, this home combines space, style and an excellent position for commuters and families alike — a superb opportunity in a sought-after location.

This detached home offers a double driveway and garage to the front aspect. The internal accommodation briefly comprises of a hallway, office/dining room, integral door to the garage, downstairs WC, living room, kitchen, utility room and extension to the rear aspect connecting the kitchen and living room via a naturally lit dining area. To the first floor, there are four bedrooms with the master bedroom boasting an en-suite and with a family bathroom concluding the accommodation, accessed off the landing.

Located in the popular village of Sawley, this property is close to a variety of local schools, shops, and parks. Excellent transport links are within easy reach, including nearby bus stops and quick access to major roads such as the M1, A50, and A52, connecting you to both Nottingham and Derby. Additionally, East Midlands Airport and Long Eaton train station are just a short drive away.



Entrance Hall
Double glazed door to the front, laminate flooring, door to the garage, stairs to the first floor, radiator and doors to:

Cloaks/w.c.
Low flush w.c., double glazed window to the side, wash hand basin, tiled floor and radiator.

Play Room/Office
Double glazed bay window to the front.

Lounge
Bi-fold doors to the dining area, gas fire, radiator.

Kitchen
Double glazed window to the rear, wall and base units with work surfaces over, integrated double oven, stainless steel sink and drainer, integrated dishwasher, four ring gas hob with extractor over, tiled floor and wall mounted boiler housed in a matching cupboard.

Utility Room
Double glazed door to the side, plumbing and spaces for a washing machine and tumble dryer, extractor fan and stainless steel sink and drainer.

Dining Area
Radiator, double glazed door to the rear, laminate flooring, double glazed windows surrounding.

First Floor Landing
Double glazed window to the side, hatch with ladder to the partially boarded loft, airing/storage cupboard and doors to:

Bedroom 1
Double glazed window to the rear, radiator, fitted wardrobes.

En-Suite
Pedestal wash hand basin, low flush w.c., single shower cubicle with wall mounted electric shower, chrome heated towel rail and double glazed window to the rear.

Bedroom 2
Double glazed window to the rear and radiator.

Bedroom 3
Two double glazed window to the front and radiator.

Bedroom 4
Double glazed window to the front and radiator.

Bathroom
Double glazed window to the side, low flush w.c., pedestal wash hand basin, panelled bath with wall mounted electric shower over, tiled floor, chrome heated towel rail.

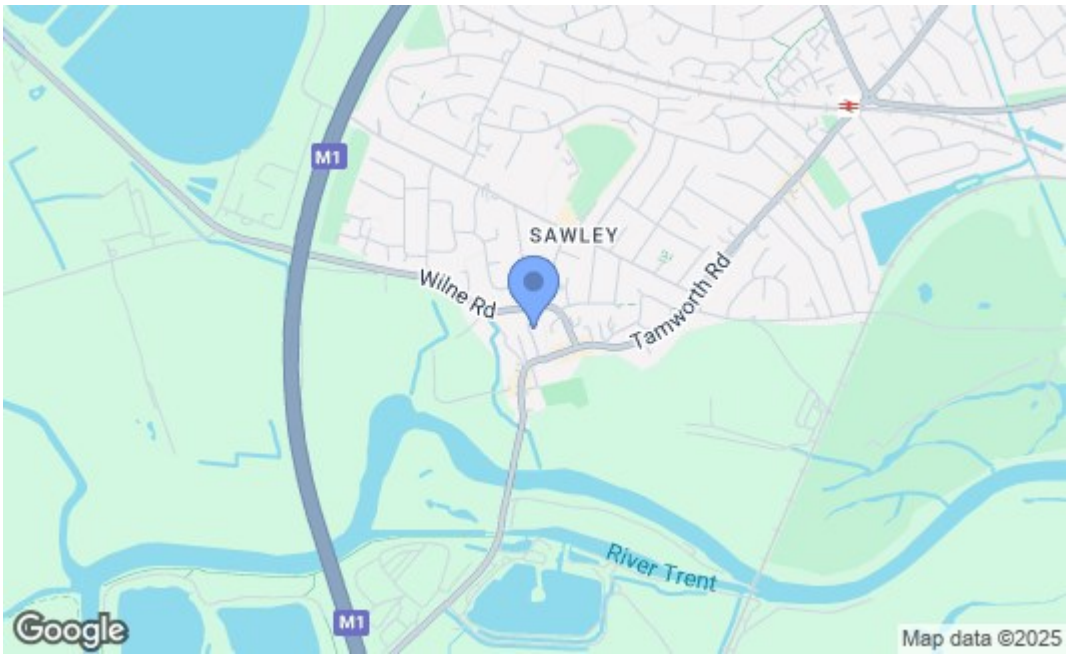
Outside
To the front of the property there is off road parking and a low maintenance garden providing access to the drive and garage.

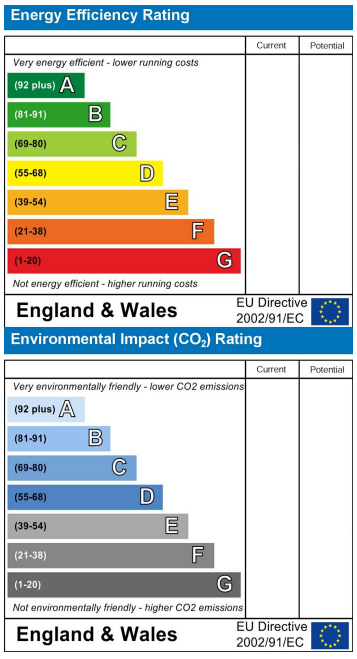
The rear garden is laid mainly to lawn, patio area and fencing to the boundaries.

Directions
Head out of Long Eaton along Tamworth Road and continue across the island by the railway station, still following Tamworth Road. Opposite the Church, take the right hand turning into Wren Court where the property is situated on the left hand side.

Council Tax
Erewash 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 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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.

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