



Victoria Street,
Sawley, Nottingham
NG10 3ET

£360,000 Freehold



THIS IS A BEAUTIFUL DOUBLE FRONTED VICTORIAN HOUSE PROVIDING TWO RECEPTION ROOMS AND THREE BEDROOMS WITH A PRIVATE GARDEN TO THE REAR.

Robert Ellis are pleased to be instructed to market this double fronted Victorian property providing provides tastefully finished accommodation which retains many original features. For the size of the accommodation and privacy of the garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation. Although Victoria Street is a quiet road, it is close to many local amenities and facilities which include shops on Tamworth Road and Long Eaton train station which are only a few minutes walk away and there are many other amenities and facilities in nearby Long Eaton, all of which make this a very popular and convenient place to live.

The property has an attractive appearance with box hedged lawned areas at the front and is constructed of brick to the external elevations under a pitched tiled roof. Deriving all the benefits of having gas central heating and double glazing to most windows, the accommodation includes a reception hall with pine doors leading into the lounge which has a log burning stove incorporated into a chimney breast, there is a second sitting room that could be a separate dining room or similar and there is an open plan living/dining kitchen with the kitchen area being fitted with Shaker style units and wooden work surfaces and there are double opening double glazed French doors leading from the kitchen area out to the private rear garden and there is a utility room/ground floor w.c. To the first floor the landing leads to three bedrooms and the bathroom which has an original style claw foot stand alone bath and a large separate shower with a mains flow shower system. Outside there is the garden area at the front and a block paved driveway running down the left hand side of the house to a car standing area in front of the detached brick garage. There is a gate leading from the drive to the rear of the property where there is the main garden which has a patio leading onto a large lawned area which extends behind the garage and is kept private by having walls, fencing and natural screening to the boundaries. Behind the garage there is a summerhouse/home office, a separate large wooden storage shed and a further brick storage outbuilding.

The property is within walking distance of the shops on Tamworth Road in Sawley and many other shopping facilities can be found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the Trent Lock Golf Club, walks in the nearby open countryside and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Wood panelled front door with an arched glazed panel above leading to:

Reception Hall

Stairs with hand rail leading to the first floor and pine doors leading to the two reception rooms.

Dining/Sitting Room

12'7 x 11' approx (3.84m x 3.35m approx)

Two double glazed windows to the front, feature cast iron open fireplace with a wooden Adam surround and tiled hearth, cornice to the wall and ceiling, dado rail to the walls, pine flooring, radiator and two wall lights.

Lounge

12'6 x 10'9 approx (3.81m x 3.28m approx)

Double glazed window to the front with a window to the rear, log burning stove set in a chimney breast with an Adam surround and tiled hearth, cornice to the wall and ceiling, dado rail to the walls and two wall lights. From the lounge there is a pine door leading to the rear hall/living/dining kitchen

Rear Hall

Pine door to the understairs storage cupboard which has shelving and houses the electric consumer unit.

Dining Area

10'2 x 9'6 approx (3.10m x 2.90m approx)

Double glazed window to the side, door with inset glazed panels leading out to the side of the property, two double built-in storage/cloaks cupboard with pine doors having cupboards over, cornice to the wall and ceiling, space for a large fridge/freezer, radiator and the boiler is housed in a fitted wall cupboard.

Kitchen

14'9 x 10'2 approx (4.50m x 3.10m approx)

The kitchen is fitted with cream Shaker style units and wooden work surfaces and includes a Belfast sink with a mixer tap set in a work surface with an integrated dishwasher, cupboards with the corner cupboard having carousels and two pull out units for bottle storage below, space for a cooking Range with a hood over, tiling to the walls by the work surface areas, matching eye level wall units, tiled flooring, double opening double glazed French doors leading out to the rear garden and a double glazed window to the rear, two Velux windows to the sloping ceiling and a radiator.

Utility Room/Ground Floor w.c.

9'5 x 4'4 approx (2.87m x 1.32m approx)

Having a low flush w.c. and a pedestal wash hand basin with a mixer tap and a tiled splashback, space and plumbing for an automatic washing machine, tumble dryer and freezer, radiator, double eye level wall cupboard, cornice to the wall and ceiling and an extractor fan.

First Floor Landing

Pine doors leading to the bedrooms and bathroom off the landing which is divided by an arch and has a radiator.

Bedroom 1

12'6 x 10'9 approx (3.81m x 3.28m approx)

Double glazed window to the front and a window to the rear, original feature cast iron fireplace, pine flooring, cornice to the wall and ceiling and a pine door to a built-in wardrobe/storage cupboard.

Bedroom 2

12'6 x 11' approx (3.81m x 3.35m approx)

Double glazed window to the front, original feature cast iron fireplace, pine flooring, cornice to the wall and ceiling, hatch with ladder to the loft and a radiator.

Bedroom 3

7'9 x 6'6 approx (2.36m x 1.98m approx)

Double glazed window to the side, cornice to the wall and ceiling and a radiator.

Bathroom

The bathroom has a cast iron claw foot bath, a large corner shower with a mains flow shower system, curved protective doors and side screens, pedestal wash hand basin and a low flush w.c., opaque double glazed window, radiator, dado rail to the walls which are half tiled, two spotlights to the ceiling, extractor fan and shelving to one wall.

Outside

At the front of the property there is a path leading to the front door with lawned areas and box hedging to either side with an outside light by the front door and a block paved driveway leads down the left hand side of the property to the car standing area and garage at the rear.

There is a block paved patio to the immediate rear of the property and this leads onto a large lawned garden which extends behind the garage and is kept private by having a wall and fencing to the right hand and rear boundaries and hedging to the left hand side. The rear garden provides several lovely areas to sit and enjoy outside living and has a summerhouse/home office, shed and a brick store.

Summerhouse

11'1" x 6'8" approx (3.4m x 2.04m approx)

The summerhouse has double opening doors with inset glazed panels, windows to the side, lighting and power points are provided, there is a wall heater and lighting on the exterior of the summerhouse/office.

Shed

13'1" x 6'6" approx (4m x 2m approx)

The wooden shed is positioned towards the bottom right hand corner of the garden and this provides an excellent storage facility.

Store

The brick store is positioned at the bottom of the garden and this provides a further storage facility.

Garage

19'8" x 12'9" approx (6m x 3.9m approx)

The brick garage is positioned at the head of the drive which runs down the left hand side of the property and has double opening doors to the front, windows to the side and rear, power points and lighting are provided, there is an electric consumer unit for the garage and there are external power points at the front of the garage.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Victoria Street can be found as a turning on the right hand side.

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Council Tax

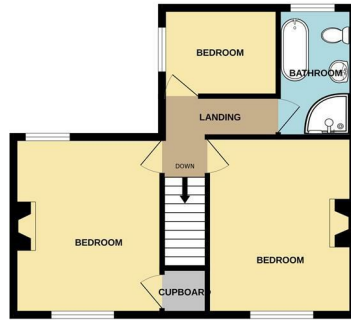
Erewash Borough Council Band B



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

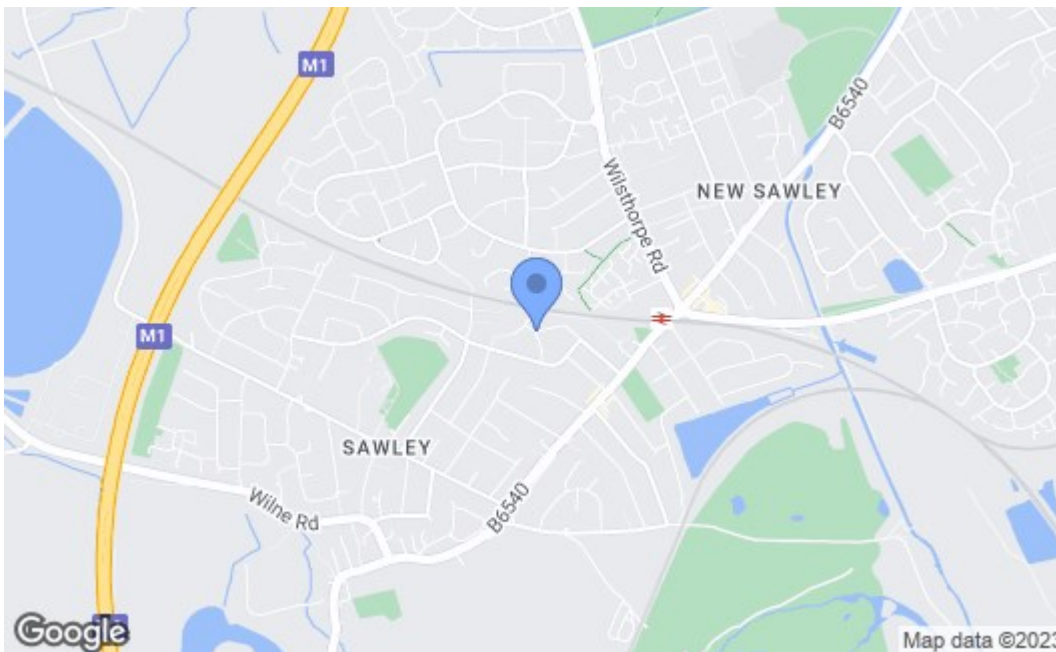


1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.2 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 for any prospective purchase. 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			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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