

Plot I, Tamworth Road,
Sawley, Nottingham
NG10 3AT

£305,000 Freehold

Robert Ellis
ESTATE AGENTS



Robert Ellis are pleased to be instructed to market these four brand new contemporary three bedroom homes which have their accommodation arranged on three levels. The properties are being constructed by a local developer who over the recent years has gained an excellent reputation for building high quality developments with stylish homes which will suit a wide range of buyers.

The first phase of the development includes four properties with two different external designs, but all having the same internal floor layout which people will see from the floor plans provided. Each home will be highly appointed throughout and benefiting from an efficient heating system and double glazing will be economical homes to run as far as heating and ongoing maintenance costs are concerned.

On the ground floor the spacious hall will lead into the living/dining kitchen and also a utility room and ground floor w.c. To the first floor there will be a lounge, a double bedroom and bathroom and to the second floor two further double bedrooms and a shower room. Outside there will be a private garden to the rear and two parking spaces provided for each property.



Reception Hall
 Living/Dining Kitchen 16'9" x 11'11" approx (5.12m x 3.65m approx)
 Utility Room 7'1" x 6'0" approx (2.17m x 1.85m approx)
 Ground Floor w.c.
 First Floor Landing
 Lounge/Sitting Room 11'11" x 11'1" approx (3.65m x 3.4m approx)
 Bedroom 2 11'11" x 7'4" approx (3.65m x 2.25m approx)
 Bathroom
 Second Floor Landing
 Master Bedroom 11'11" x 9'6" approx (3.65m x 2.9m approx)

Bedroom 3 11'11" x 7'4" approx (3.65m x 2.25m approx)
 Shower Room
 Outside
 Garden area to the front with estate fencing and steps leading to the front door.
 Private rear garden which will have a patio leading to a lawn with fencing to the boundaries. Two parking spaces will be provided.

Directions
 Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Follow Tamworth Road for some distance and after the bend the property can be found on the right hand side.
 7462AMMP



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.