Robert Ellis

look no further...

Draycott Road,
Sawley, Nottingham
NG10 3BA

£239,950 Freehold

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THIS IS A TRADITIONAL SEMI DETACHED HOME SITUATED IN A POPULAR AREA WHICH WOULD NOW BENEFIT FROM SOME UPDATING WORKS BEING CARRIED OUT.

Being located on Draycott Road, this traditional semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be in search of a three bedroom family home which is close to excellent local schools and other amenities and facilities. For the size and potential of the property to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves which is well placed for excellent local schools, shops and quick access to various transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road and is constructed of brick to the external elevations which are part rendered under a pitched tiled roof. Deriving the benefits of having gas central heating and double glazing, the house includes a reception hall, a through lounge, kitchen which is fitted with wall and base units, ground floor bathroom/w.c. with a shower over the bath and to the first floor the landing leads to the three double bedrooms. Outside there is off road parking and an easily managed garden to the front and at the rear a sunny garden with a patio leading onto a lawned garden which is kept private by having a hedge to the left boundary and fencing to the two other boundaries and there are also two brick outbuildings at the rear of the house which provide an excellent storage facility.

The property is within walking distance of a Co-op store on Draycott Road as well as other shops found on Tamworth Road, Long Eaton town centre is a short drive away where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for younger children within walking distance of the house with The Long Eaton schools for older children being only a few minutes away, there are healthcare and sports facilities which includes the Trent Lock Golf Club, walks in the surrounding picturesque countryside 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 Castel Donington and the airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch leading through a UPVC front door with two inset glazed panels to:

Reception Hall
Stairs with hand rail leading to the first floor, opaque double glazed window, radiator, cloaks hanging and double built-in storage cupboard with cupboard above.

Lounge/Sitting Room
15'4 x 12' to 9' approx (4.67m x 3.66m to 2.74m approx)
The main reception room has a double glazed window to the front and double glazed double opening French doors with double glazed windows to either side leading out to the rear garden, coal effect electric fire set in the chimney breast, two radiators and a built-in storage cupboard where the electricity consumer unit and electric meter are housed.

Kitchen
9'11 x 9' to 8' approx (3.02m x 2.74m to 2.44m approx)
The kitchen has a stainless steel sink with a mixer tap set in a work surface extending along one wall with space for an automatic washing machine, cupboards and a drawer below, matching eye level wall cupboards and a display cabinet, space for an upright oven, work surface with cupboard under and space for an upright fridge/freezer, double glazed window to the rear and an opaque double glazed window to the side with a double glazed door leading out to the side of the house.

Bathroom
The bathroom has a white suite including a panelled bath with a mixer tap/shower and electric shower over with tiling to three walls and a folding glazed protective screen, pedestal wash hand basin and low flush w.c., opaque double glazed window and a radiator.

First Floor Landing
There is a glazed hatch which provides natural light into the landing area and doors leading to:

Bedroom 1
15'5 x 8'10 approx (4.70m x 2.69m approx)
Double glazed windows to the front and rear and two radiators.

Bedroom 2
11'9 x 9'8 approx (3.58m x 2.95m approx)
Double glazed window to the front, double built-in wardrobe/cupboard, radiator and cornice to the wall and ceiling.

Bedroom 3
13'2 x 8' approx (4.01m x 2.44m approx)
Double glazed window to the rear, radiator and the combination boiler is housed in a fitted airing/storage cupboard.

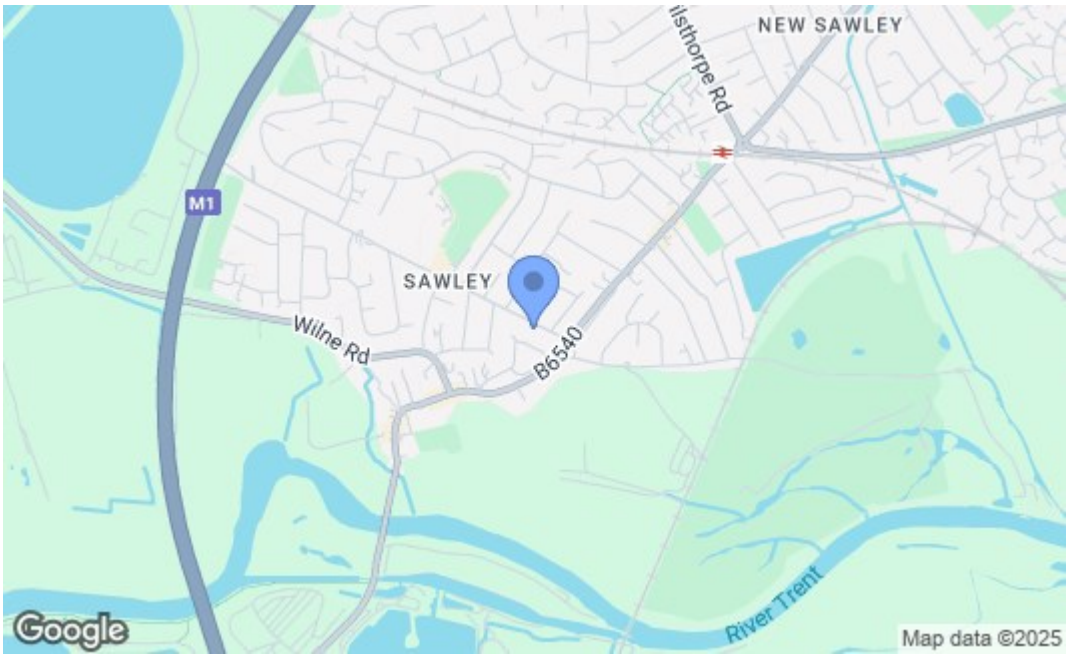
Outside
At the front of the property there are double gates from the road providing access onto the drive, there is a path leading to the front door and to a slabbed area in front of the house and to the right hand side there is a gate and path lead to the rear garden and there is a large pebbled area which helps to keep maintenance to a minimum.

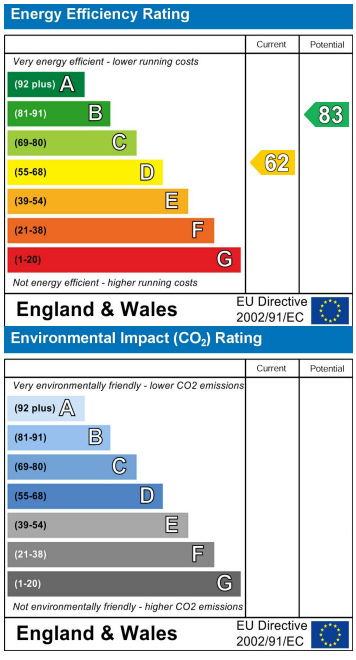
At the rear there is a patio leading onto a lawned garden with a pebbled area at the bottom with the garden being kept private by having a hedge to the left and fencing to the right and rear boundaries. there are two brick outbuildings, an outside light and an outside water supply is provided.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right into Draycott Road and the property can be found on the left hand side.
8388AMMP

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
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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