Robert Ellis

look no further...

Shaftesbury Avenue,
Sawley, Nottingham
NG10 3FG

£279,995 Freehold

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THIS IS A REFURBISHED AND UPGRADED, TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE WHICH IS POSITIONED ON A LARGE CORNER PLOT IN THIS ESTABLISHED RESIDENTIAL AREA.

Being located towards the end of Shaftesbury Avenue, this semi detached property is being sold with the benefit of NO UPWARD CHAIN and offers highly appointed accommodation which has been recently refurbished by the current owner. The property has the potential to extend to the left hand side and for the size and layout of the current accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is situated in this very sought after area to the West of Nottingham with a number of local amenities and facilities and easy access to excellent transport links, all of which have helped to make this a very popular and desirable location to live.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives the benefits of having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall with a ground floor w.c. off, a through lounge with a French double glazed door leading out to the ear and an exclusively fitted dining kitchen which also has double opening, double glazed French doors to the rear garden. To the first floor the landing leads to the three bedrooms and the luxurious shower room which has a large shower with a mains flow shower system. Outside there is a detached concrete sectional garage, wooden store and a brick outbuilding to the left of the house, there is a block paved drive and lawns at the front and a private southerly facing rear garden with a seating area, lawns and fencing to the boundaries with there being two sheds which will be included in the sale.

Sawley has a number of local shops which includes a Co-op convenience store on Draycott Road and a Morrisons and other shops on Tamworth Road, there are further shopping facilities in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks in the surrounding picturesque countryside, there are several local pubs and restaurants within easy reach and the excellent transport links include junctions 24 and 25 of the M1, East Midlands 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.

Front Door
Stylish composite front door with two inset opaque glazed leaded panels with a double glazed panel above leading to:

Reception Hall
The extended hallway has stairs with a hand rail leading to the first floor with a double glazed window to the front and there are doors into the dining kitchen and ground floor w.c.

Ground Floor w.c.
Having a white low flush w.c. and wall mounted hand basin with a mixer tap, opaque double glazed window, radiator and the electric consumer unit is mounted on the wall.

Lounge
14'9 x 11'5 approx (4.50m x 3.48m approx)
Double glazed window to the front and a double glazed French door with double glazed windows to either side leading out to the rear garden, feature recess in the chimney breast having a brick hearth and wooden mantle over, built-in storage cupboard and a radiator.

Dining Kitchen
16'2 x 9'6 approx (4.93m x 2.90m approx)
The kitchen is fitted with grey Shaker style units and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with space for an automatic washing machine, integrated dishwasher and cupboards beneath, five ring gas hob set in a work surface with drawers, oven and cupboard below, space for an upright fridge/freezer, matching eye level wall units, radiator and double glazed, double opening French doors leading out to the rear garden.

First Floor Landing
The landing has panelled doors leading to the bedrooms and shower room and there is a hatch to the loft.

Bedroom 1
11'4 x 9'3 approx (3.45m x 2.82m approx)
Double glazed window to the front, radiator and a built-in double wardrobe with double cupboard above.

Bedroom 2
12'7 x 7'5 approx (3.84m x 2.26m approx)
Double glazed window to the rear and a radiator.

Bedroom 3
8'5 x 8'3 approx (2.57m x 2.51m approx)
Double glazed window to the rear and a radiator.

Shower Room
The re-fitted luxurious shower room has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a glazed protective screen, pedestal wash hand basin with a mixer tap and a low flush w.c., recessed lighting to the ceiling, radiator and opaque double glazed window.

Outside
At the front of the property there is a block paved driveway with lawned gardens to either side, there is a fence to the right boundary and hedge to the front, a pebbled path in front of the house, a gate between the house and brick outbuilding and there is a second gate leading to the rear garden between the wooden store and garage.

The rear garden is southerly facing and has a pebbled seating area to the immediate rear of the house with a path leading to the bottom of the garden which has lawns to either side, there are pebbled areas around the lawn, two sheds, fencing to the boundaries, outside lighting is provided, there is a tap at the side of the house and an external power point at the rear.

Garage
17'8 x 9'6 approx (5.38m x 2.90m approx)
The concrete sectional garage has an up and over door to the front and power and lighting is provided in the garage.

Wooden Store
16' to 5'9 x 9'8 approx (4.88m to 1.75m x 2.95m approx)
The wooden store is situated to the left hand side of the property and has double opening doors to the front and power and lighting is provided in this storage facility.

Brick Store
14'6 x 4' approx (4.42m x 1.22m approx)
The brick store has a door leading to a covered area running between the side of the house and store, power and lighting is provided and there is a window to the rear.

Shed 1
6' x 5'6 approx (1.83m x 1.68m approx)

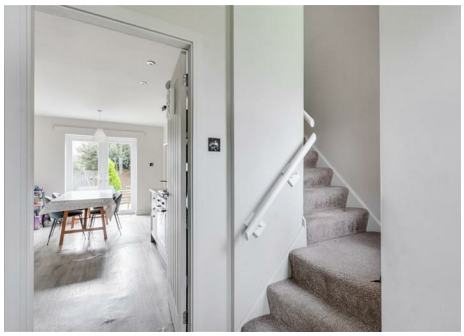
Shed 2
12' x 5' approx (3.66m x 1.52m approx)

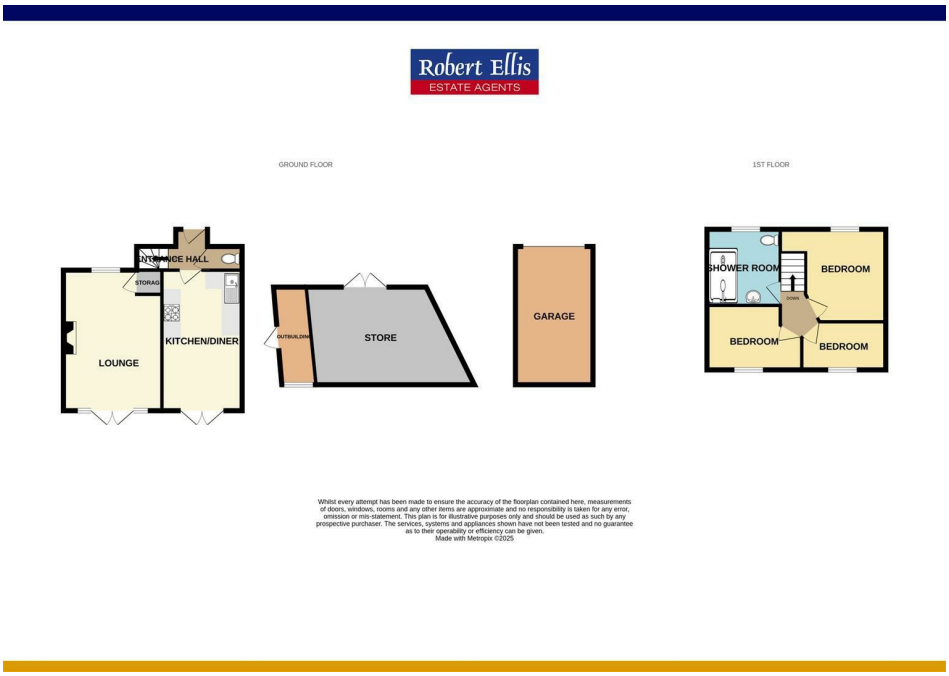
Directions
Proceed out of Long Eaton along Tamworth Road and at the mini island continue straight over and under the railway bridge into Sawley. Continue along Tamworth Road where Shaftesbury Avenue can be found as a turning on the right hand side.
8898AMMP

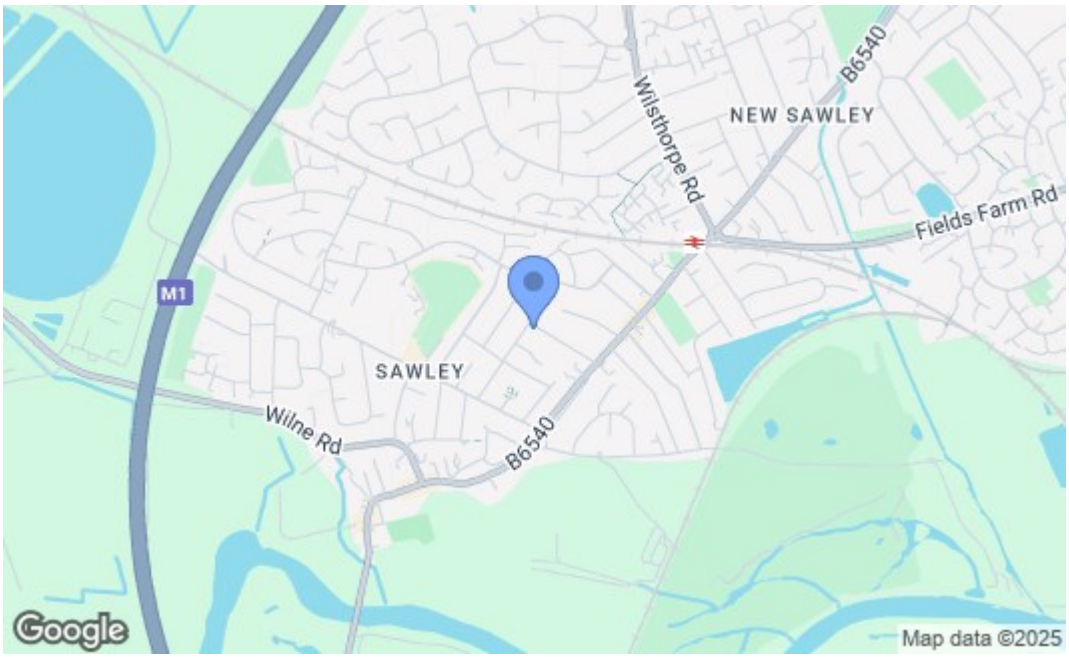
Council Tax
Erewash Borough Council Band B

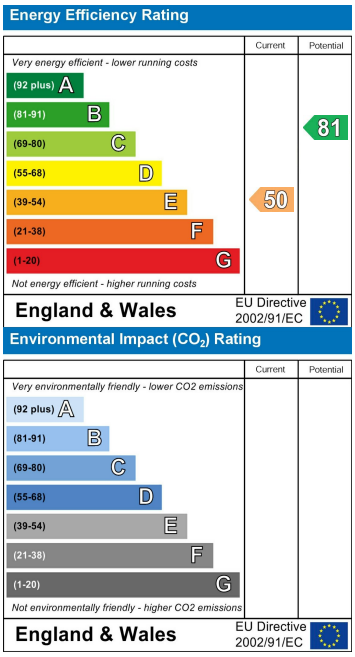
Agents Notes
The EPC was carried out prior to any improvement works being carried out.

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 – 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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