Robert Ellis

look no further...

Draycott Road,
Sawley, Nottingham
NG10 3BY

O/O £230,000 Freehold

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A THREE BEDROOM SEMI DETACHED FAMILY HOME OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION.

Robert Ellis are delighted to bring to the market this deceptively spacious three bedroom semi detached family home situated in Sawley which is a popular residential location with great ties to Long Eaton and the village of Breaston. Due to the location there are great commute links such as the A50, A52 and M1 road network as well as great access to Long Eaton train station. The property is within walking distance of local amenities that Sawley centre provides as well as a Co-op convenience store just down the road. We believe this property will appeal to first time buyers and young families due to the generous size rooms. For all that is included in the property to be appreciated, we encourage an internal viewing to see all that is on offer, call the office to make your appointment to view today.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the modern benefits of gas central heating and double glazing. As well as having the added benefit of off street parking to the front and side. In brief the accommodation comprises of an entrance hall, spacious lounge, kitchen and conservatory providing views to the garden. To the first floor the landing leads to the three bedrooms and the bathroom which comprises of a white three piece suite. Outside there is a laid lawn and driveway with gated access to the rear, the rear garden is enclosed with fenced boundaries and a hedge to the rear, patio area, spacious lawn and garden shed.

Sawley is a very popular residential area which is next to open fields and countryside, there are local shops with a Co-op convenience store being on Draycott Road and a Morrison's found on Tamworth Road, within a few minutes drive there are the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are healthcare and sports facilities including Trent Lock Golf Club, schools for all ages, walks in the nearby countryside and at Trent Lock, there are several local pubs and restaurants in Sawley and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton, which is a few minutes walk away, and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and many other East Midlands towns and cities.

Hallway
UPVC double glazed window and door to the front, stairs to the first floor, radiator and doors to:

Lounge
13'8 x 11'3 approx (4.17m x 3.43m approx)
Double glazed window to the front, radiator, feature electric fireplace with surround.

Lobby
UPVC door to the side, understairs storage cupboard, access to the conservatory and kitchen.

Kitchen
13'8 x 10'3 approx (4.17m x 3.12m approx)
Wall and base units with work surface over, 1½ bowl sink and drainer, radiator, free standing gas cooker and hob with extractor hood over, free standing fridge freezer and washing machine, tiled splashbacks, UPVC double glazed window to the rear, access to a storage cupboard.

Conservatory
17'8 x 8'2 approx (5.38m x 2.49m approx)
Constructed of part brick and UPVC double glazing, with delightful views of the rear garden, electric radiator.

First Floor Landing
Double glazed window to the side, doors to:

Bedroom 1
13'6 x 11'1 approx (4.11m x 3.38m approx)
UPVC double glazed window to the front, radiator and fitted cupboard.

Bedroom 2
13'6 x 10'5 approx (4.11m x 3.18m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 3
7'8 x 5'10 approx (2.34m x 1.78m approx)
UPVC double glazed window to the front, radiator, overstairs storage cupboard.

Bathroom
7'9 x 5'6 approx (2.36m x 1.68m approx)
Three piece white suite comprising of a panelled bath and shower over, pedestal wash hand basin, low flush w.c., two obscure UPVC double glazed windows to the rear, tiled walls, extractor fan and radiator.

Outside
Lawned garden with a driveway to the front with gated access to the rear. To the rear there is a patio area leading onto a generous lawn, enclosed with fenced boundaries and two garden sheds.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. After some distance turn right into Draycott Road and the property can be found some way down on the right hand side.
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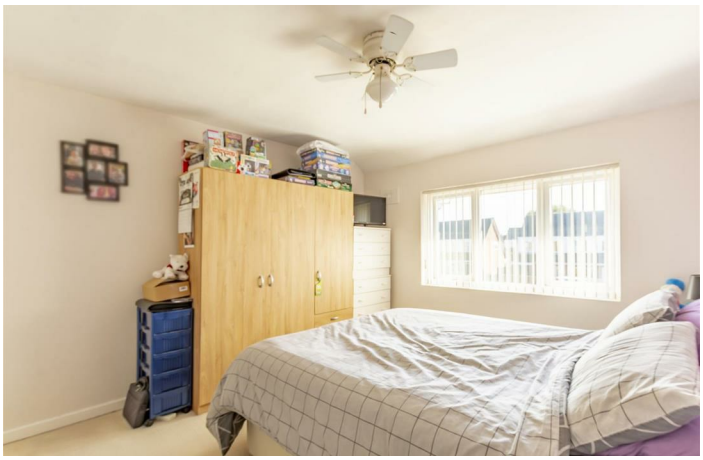

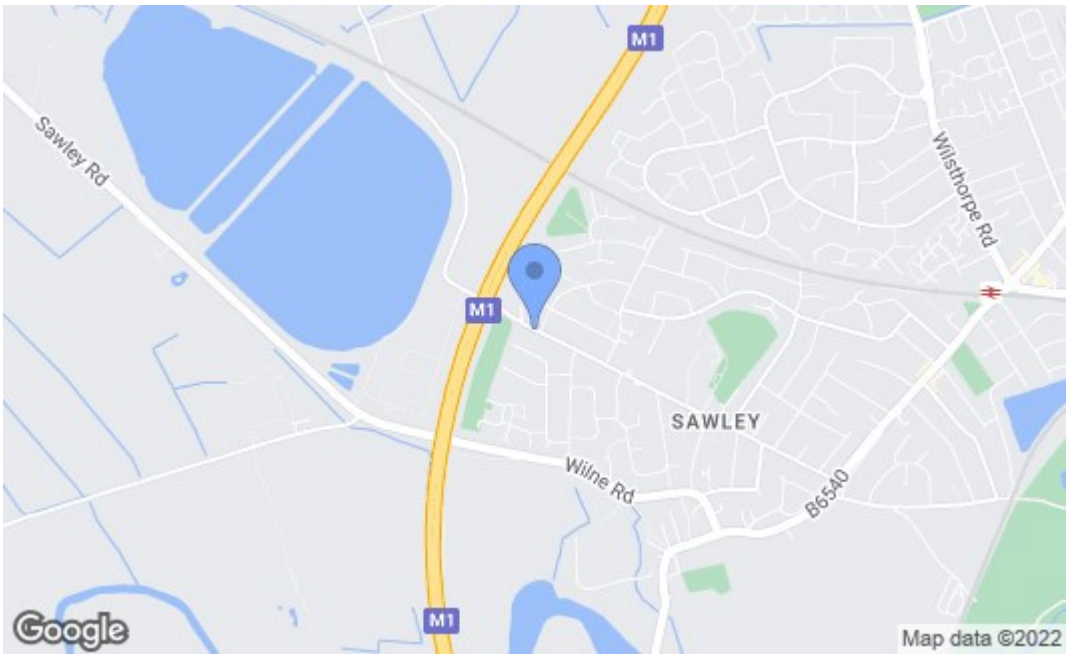

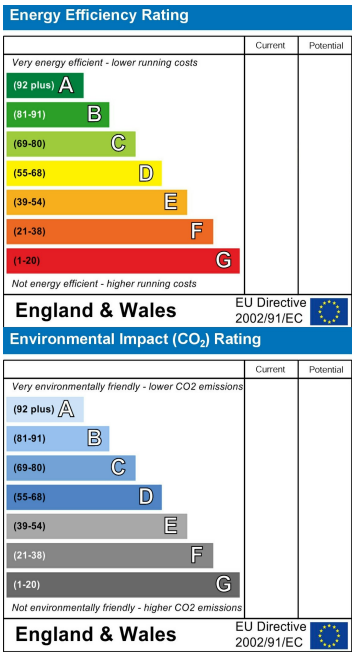

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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