Robert Ellis

look no further...

Weston Crescent,
Sawley, Nottingham
NG10 3BS

£339,995 Freehold

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THIS IS A DETACHED FAMILY HOME SITUATED ON A LARGE PLOT WITH SOUTHERLY FACING GARDENS TO THE REAR WHICH HAS THE POTENTIAL TO FURTHER EXTEND.

Being situated on Weston Crescent which is a very popular road within Sawley, this three bedroom detached home has been extended at the rear since being originally built and lends itself to be further extended to the side and rear if this was something a new owner wanted to carry out in the future. The property is tastefully finished throughout and for the size of the existing accommodation layout to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole of the property and size of the rear garden for themselves. Sawley is a very popular area to live which has a number of local amenities and facilities and is also close to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Weston Crescent and is constructed of brick to the external elevations under a pitched tiled roof to the main building and the well proportioned accommodation derives all the benefits of gas central heating with the boiler having been recently replaced and double glazing. In brief the house includes a fully enclosed porch leading through an internal wooden door to the reception hallway, from which there are stairs leading to the first floor and a door leading into the kitchen. There is a large lounge/sitting room positioned at the front of the house and an open plan dining area, from which there are steps leading to a sitting room which has double opening double glazed sliding doors leading out to the rear garden. To the first floor the landing leads to the three bedrooms and the recently re-fitted bathroom which includes a separate shower as well as a bath. Outside there is an adjoining brick garage to the right of the property, car standing at the front and the large Southerly facing rear garden which is mainly lawned and is a particularly important feature of this lovely home.

Sawley is a popular residential area and has a number of local amenities and facilities including a Co-op store on Draycott Road and other shops along Tamworth Road, there are schools for younger children, healthcare and sports facilities which include the Trent Lock Golf Club and is also within easy reach are the shopping facilities provided by Long Eaton which include Asda, Tesco and Aldi store as well as many other retail outlets and schools for older children, there are walks in the surrounding picturesque countryside and along the banks of the River Trent 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, 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
Fully enclosed porch having an opaque glazed sliding door and matching side panel, tiled flooring, cloaks hanging, wall light and hardwood panelled front door with an inset glazed panel and opaque glazed side panels leading to:

Reception Hall
Stairs with balustrade and cupboard under leading to the first floor, pine flooring, radiator and door with two inset etched glazed panels leading to the kitchen.

Lounge/Sitting Room
15'2 x 11'10 approx (4.62m x 3.61m approx)
Having a double glazed window to the front, radiator, pine flooring, arched recess to one wall, cornice to the wall and ceiling, two radiators, two wall lights and Georgian opaque glazed sliding doors to:

Dining Room
10'4 x 7'9 approx (3.15m x 2.36m approx)
The dining room is open plan to the extended sitting room, pine flooring, radiator, cornice to the wall and ceiling, pine door with two inset etched glazed panels leading to the kitchen and steps leading to:

Sitting Room
13'6 x 10'8 approx (4.11m x 3.25m approx)
The sitting room is an extension to the original property and has double glazed patio doors leading out to the Southerly facing rear garden, double glazed window to the side, radiator, two wall lights and painted beams to the ceiling.

Kitchen
10'3 x 8'9 approx (3.12m x 2.67m approx)
The kitchen is fitted with cream units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring Neff induction hob set in a work surface which extends to three sides and has drawers, cupboards, with the corner cupboards having fitted carousels and storage space beneath, oven with cupboards above and below, eye level wall cupboards and a recess for a microwave oven, tiling to the walls by the work surface areas, double glazed window to the rear, recess providing space for an upright fridge/freezer, upright shelved storage cupboard, double glazed window to the rear and door with inset glazed panel leading to:

Utility Room
11' x 9' approx (3.35m x 2.74m approx)
The utility/laundry room is located behind the garage and has double glazed windows to the rear and side, full height double glazed door leading out to the rear garden, work surface with cupboards under, second work surface with space and plumbing for an automatic washing machine, dishwasher and tumble dryer and a cupboard beneath and a wall mounted cupboard.

Ground Floor w.c.
Having a white low flush w.c., pedestal wash hand basin with a mixer tap and a tiled splashback, internal window and a high level shelf.

First Floor Landing
The balustrade continues from the stairs onto the landing, double glazed window to the side, hatch to loft and pine panelled doors leading to the rooms off the landing.

Bedroom 1
11'9 x 11'5 approx (3.58m x 3.48m approx)
Double glazed window to the front, mirrored sliding door fitted wardrobe and a radiator.

Bedroom 2
12' reducing to 9'6 x 12' approx (3.66m reducing to 2.90m x 3.66m approx)
Double glazed window to the rear, radiator and a wardrobe/storage recess with curtains.

Bedroom 3
7'4 x 6'10 approx (2.24m x 2.08m approx)
Double glazed window to the front and a radiator.

Bathroom
The bathroom has a white suite and includes a panelled bath with a mixer tap and shower boarding to the walls around the bath, hand basin with a mixer tap, splashback and a double cupboard beneath, low flush w.c. with a concealed cistern and the corner shower with a mains flow shower system including a rainwater shower head and hand held shower, shower boarding to two walls and double curved glazed doors and protective screens, vertical radiator, opaque double glazed window, electric shaver point and LVT style flooring.

Outside
At the front of the property there is slabbed and concrete car standing for at least two vehicles, there are steps leading to the front entrance door and to the right of the property there is a gate which provides access via a path to the rear garden.

The rear garden is a particularly important feature of this detached property with there being a slabbed patio to the immediate rear of the house with a path running along to the left hand side of the house where there is storage space, there is a large lawned garden with various established plants to the sides and the garden is kept private by having fencing to the two side boundaries and natural screening running along the rear, there is a wooden shed positioned on a concrete plinth and a second storage/potting shed and there is an outside water supply and lighting provided.

Garage
16'7 x 8'3 approx (5.05m x 2.51m approx)
The adjoining brick garage has an up and over door to the front, an opaque glazed window to the side, internal door leading through to the rear lobby, a recently fitted wall mounted Worcester Bosch boiler and power and lighting is provided.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Follow the road for some distance and turn right into Draycott Road. Continue along and turn left into Repton Road and left into Weston Crescent.
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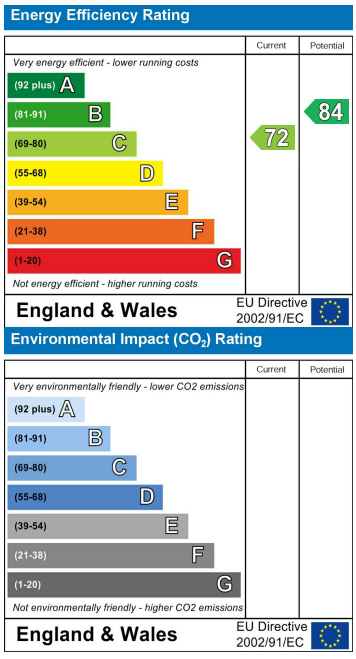
Council Tax
Erewash Borough Council Band D



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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