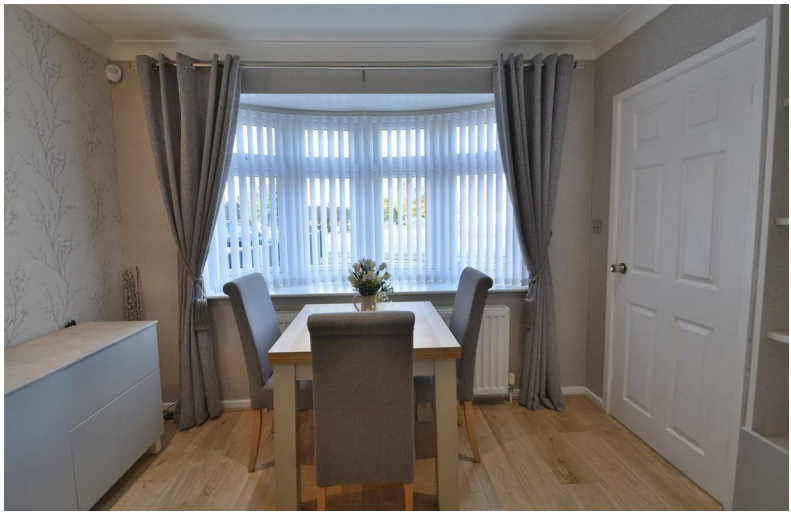
Robert Ellis

look no further...



101 Draycott Road,
Sawley, Nottingham
NG10 3BX

£219,950 Freehold

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A REFURBISHED TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED IN THE HEART OF SAWLEY.

It is very rare you will find a bungalow in such good condition having been recently renovated by the current owners to a high standard, we feel this bungalow won't be on the market for long. The property has undergone a re-wire with a new consumer unit, all the radiators and pipework have been replaced, it has been contemporary decorated throughout, benefits from a new kitchen and bathroom and all the windows and doors have been replaced. Outside the property also benefits from a new tarmacadam driveway. An early internal viewing is a must to fully appreciate the accommodation on offer.

The property is well placed for easy access to local schools for younger children, healthcare centre and convenient store. The property in brief comprises of an entrance hall, lounge, inner lobby to two double bedrooms, kitchen with integrated appliances and bathroom. Outside there is off the road parking for at least two vehicles and there is side access leading to the rear garden which benefits from having a detached garage.

The property is only a few minutes walk away from the shops provided by Sawley with the schools for younger children also being within easy reach. There are healthcare and sports facilities including Trent Lock Golf Club, The Long Eaton School for older children is also only a short distance away, there are walks at Trent Lock and in the surrounding picturesque countryside and excellent transport links include junctions 24 and 25 of the M1, Long Eaton Station which is again only a few minutes walk from the house, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, tiled floor and door to:

Lounge/Dining Room
18'1 x 10'4 approx (5.51m x 3.15m approx)
UPVC double glazed bay window to the front, laminate floor, radiator, TV and telephone points, coving to ceiling, recessed lighting and door to:

Inner Lobby
Access to the loft, radiator, laminate floor and doors to:

Kitchen
11'1 x 9'2 approx (3.38m x 2.79m approx)
Wall, base and drawer units with solid oak wood surface over, inset 1½ bowl sink and drainer with mixer tap over, integrated fridge, eye level oven and microwave, induction hob with extractor hood over, integrated washing machine and dishwasher. Tiled walls and splashbacks, recessed lighting, pantry which houses the gas central heating boiler and has shelving and UPVC double glazed window to the side. UPVC double glazed window and rear exit door.

Bedroom 1
12'5 x 10'5 approx (3.78m x 3.18m approx)
UPVC double glazed window to the rear, built-in wardrobes and dressing table, radiator.

Bedroom 2
8'8 x 7'9 approx (2.64m x 2.36m approx)
UPVC double glazed window to the rear, radiator.

Bathroom
A white three piece suite comprising panelled bath with shower from the mains, waterfall shower head and separate hand held shower, low flush w.c. and wash hand basin in a vanity unit, chrome heated towel rail, fully tiled walls and splashbacks, tiled floor and UPVC double glazed window to the side.

Outside
To the front of the property there is a new tarmacadam driveway offering parking for at least two cars and this extends round to the side which is privately enclosed with double gates. To the rear there is a patio to the immediate read leading onto a lawn with borders. Outside tap, power sockets, new fence panelling and a garden shed.

Garage
20'1 x 10'4 approx (6.12m x 3.15m approx)
Up and over door, light and power.

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.
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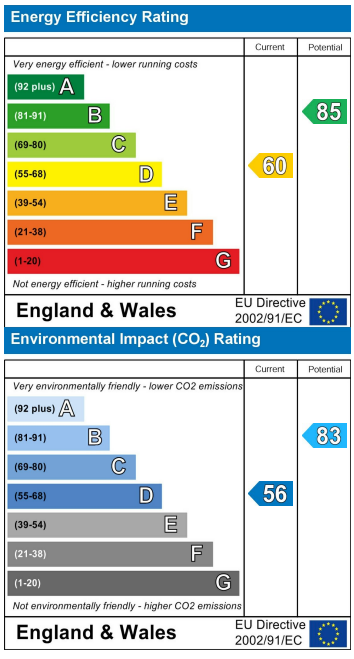

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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