Robert Ellis

*look no further...*

Tamworth Road,
Sawley, Nottingham
NG10 3GS

**£475,000 Freehold**

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A UNIQUE AND CHARACTERFUL FOUR DOUBLE BEDROOM, FOUR RECEPTION ROOM EDWARDIAN HOME IN THE HEART OF SAWLEY BENEFITTING FROM A BEAUTIFUL GARDEN AND GARAGE, DATING FROM 1908 AND OCCUPYING A PROMINENT CORNER PLOT. FORMERLY A GP'S SURGERY, THIS DISTINCTIVE PROPERTY IS RICH IN HISTORY AND IDEALLY POSITIONED WITHIN A HIGHLY SOUGHT-AFTER AND CONVENIENT RESIDENTIAL LOCATION

It gives Robert Ellis great pleasure to bring to the market this spacious Edwardian residence which stands apart from other properties of a similar era. Offering generously proportioned and extremely well maintained accommodation throughout, the property must be viewed internally for the full extent and versatility of the space to be fully appreciated. A full inspection will also reveal the size and privacy of the main rear garden, along with the brick-built detached garage positioned at the foot of the plot and accessed from Bradshaw Street. The property retains many original features from the time of its construction and will undoubtedly appeal to buyers seeking a character home of true distinction. Designed by the renowned architect Albert Edward Lambert, responsible for notable buildings including Nottingham's Midland Station, Victoria Station and the Albert Hall, the property was originally built to accommodate Sawley's first GP, Dr Latham. It adjoins the neighbouring property which was constructed a few years earlier for Samuel Clegg, Headmaster of Long Eaton School and grandfather of Richard and David Attenborough through his daughter Mary. Ownership later passed from the Clegg/Attenborough family to the resident GP in 1946, with both houses receiving mention in Pevsner's Buildings of England. The original layout incorporated a doctor's surgery with its own entrance hallway, waiting room, consulting room and dispensing room, all of which now provide additional ground floor living space to the front of the house. This rich and fascinating history, including its connection to the Attenborough family, further enhances the individuality of this most attractive home. Having been owned by the current vendors for approximately 49 years, the property has been lovingly maintained and improved, including a full rewire and general maintenance in recent years. There are local shops situated directly opposite, with schools for younger children, the train station and further transport links all being easily accessible.

Constructed in the Arts and Crafts style using attractive purple facia brickwork beneath a slate tiled roof, the property retains many original features including its characteristic windows. The spacious and thoughtfully arranged accommodation benefits from gas central heating and is set over two floors. The ground floor includes an enclosed reception porch leading out to Bradshaw Street and a spacious hallway connecting both the front and rear sections of the property. There is a lounge featuring a fireplace with a wood burning stove and double opening French doors leading to the private rear garden, a large separate dining room with an original fireplace, and a well fitted breakfast kitchen positioned to the front with an adjoining hallway providing access to the private walled courtyard. Additional ground floor rooms include a study with a Victorian fireplace, a sitting room with an electric fire, a useful utility/laundry room and a ground floor w.c. To the first floor, a spacious landing with a skylight provides ample natural light. Originally designed as a five bedroom home, the property now offers four double bedrooms, with one of the original rooms having been converted to create an en-suite shower room to the main bedroom.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities with the West Park Leisure Centre and adjoining playing fields being only a few minutes away and West Park can be accessed from opposite the property where there is also the Erewash Canal which provides a canal side path to Trent Lock. The transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be accessed via the Skylink bus which takes you to Castle Donington and the Airport, there are 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
6'10" x 6'2" approx (2.1m x 1.9m approx)
Fully enclosed porch with the original wooden windows and glazed panels, windows to the front and side, quarry tiled floor and original door to:

## Reception Hall
Large L shaped room with the original front door having a stained glass inset panel and matching window to the side, panelled staircase with stairs to the first floor with understairs cupboard, original pine doors leading to the rooms off the hallway, dado rail, radiator in a housing and an opaque glazed window to the side, cornice, four ceiling lights and carpeted flooring.

## Lounge
13'8" x 11'10" plus bay approx (4.19m x 3.61m plus bay approx)
Bay windows to the front and side, the side bay with double opening French doors, carpeted flooring, feature log burning stove with tiled hearth and brass edging, radiator, picture rail.

## Dining Room
17'3" x 15'3" approx (5.28m x 4.67m approx)
Original window to the side, carpeted flooring, radiator, picture rail and feature original wooden surround and tiled and cast iron inset with tiled hearth, access to:

## Kitchen
16'5 x 14'5 approx (5.00m x 4.39m approx)
The L shaped room has cream Shaker style wall, drawer and base units to two walls with an inset 1½ bowl stainless steel sink and drainer with mixer tap, laminate roll edged work surface, dishwasher and fridge below, space for a Range cooker, tiled splashbacks, windows to the front and side, radiator, tiled floor, recessed fireplace with surround and cornice. Doors to the front hall and study.

## Utility Room
12'1" x 4'5" approx (3.7m x 1.35m approx)
Window to the side, work surface with inset stainless steel sink, wall and base units to one wall, space for a washing machine and tumble dryer, space for a free standing fridge freezer, tiled walls and floor, ceiling light.

## Cloaks/w.c.
6'2" x 4'11" approx (1.9m x 1.5m approx)
Window to the side, tiled floor, low flush w.c., pedestal wash hand basin with mixer tap and tiled splashback, wall mounted heater.

## Front Hallway
With a wooden door to the courtyard at the front of the property, window to the front, tiled floor. Doors to the breakfast kitchen and study.

## Study
10'5" x 9'6" approx (3.2m x 2.9m approx)
Window to the front with a feature circular window to the side, carpeted flooring, radiator, feature cast iron fireplace with tiled hearth, cornice, shelved recess area.

## Sitting Area
11'9" x 11'1" approx (3.6m x 3.4m approx)
Windows to the side and rear, there is an open chimney behind it which could be opened up. This has a marble surround and hearth, carpeted flooring, ceiling light, double fitted cupboard, radiator and cornice.

## First Floor Landing
Carpeted flooring, balustrade continued from the stairs onto the landing, feature sky light window letting in natural light, radiator, loft access hatch, built-in linen cupboards extending along one wall, with drawers, three ceiling lights, wall light and pine doors to:

## Bedroom 1
14'5" x 13'1" approx (4.4m x 4m approx)
Window to the side, range of fitted wardrobes with cupboards above, original built-in wardrobes with pine doors, radiator, carpeted flooring, beams to the ceiling, feature disconnected coal effect gas fire with cast iron surround, tiled inset and hearth, door to:

## En-Suite
With window to the side, white suite comprising of a walk-in tiled shower cubicle with mains flow shower and curved screen, wash hand basin with mixer tap and vanity cupboard below, low flush w.c., radiator, tiled splashbacks, recessed ceiling spotlights and wall mounted water heater.

## Bedroom 2
13'9" x 11'9" approx (4.2m x 3.6m approx)
Bay window to the rear, feature original fireplace surround, picture rail to the walls, radiator, carpeted flooring and ceiling light.

## Bedroom 3
14'5" x 11'1" approx (4.4m x 3.4m approx)
Window to the side, radiator, feature cast iron fireplace with hearth, built-in storage cupboards with pine doors and pine door to the eaves storage, carpeted flooring, ceiling light.

## Bedroom 4
14'5" x 11'1" approx (4.4m x 3.4m approx)
Window to the front, carpeted flooring, radiator, double built-in wardrobes with cupboards above and ceiling light.

## Bathroom
Having an obscure window to the side, vinyl flooring, ceiling light, white suite incorporating a panelled bath with power shower over and side screen, low flush w.c., pedestal wash hand basin with mixer taps, tiled splashbacks, airing/storage cupboard and radiator.

## Garage
18'6" x 14'5" approx (5.65m x 4.4m approx)
Brick built detached garage with a pitched tiled roof, electric up and over door, window to the side, power and lighting. The garage has its own electrical consumer unit.

## Outside
To the front of the property there is a block paved courtyard garden with borders to the sides, all enclosed by a wall to the front boundary with a gate providing access onto Tamworth Road. There are three brick-built outbuildings, all benefitting from power and lighting, offering excellent and versatile storage space. One of these, positioned close to the house, houses the wall-mounted boiler which serves the central heating and hot water system.

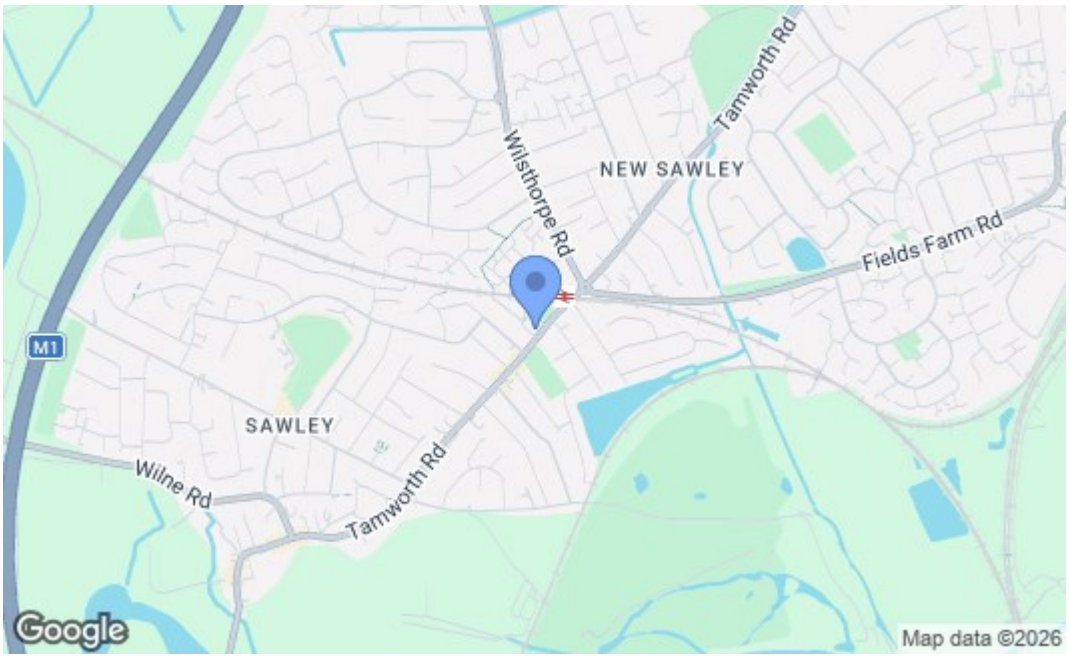
To the side, a pebbled area runs alongside the property with a boundary wall and planted borders, with a gate providing access through to the rear garden. Immediately to the rear there is a patio area leading onto a lawned garden with established and well-stocked borders to either side. A further patio area provides additional seating space, beyond which there is a pebbled section currently housing a greenhouse, with the whole garden being enclosed by a combination of walls and fencing.

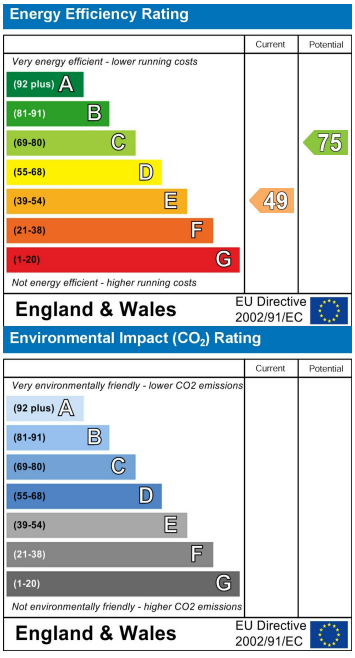
The pebbled area offers potential to be adapted to create additional off-road parking, subject to a buyer's requirements. At the foot of the plot, accessed from Bradshaw Street, there are double wooden gates leading to a driveway and garage. The property also benefits from lighting, along with a greenhouse fitted with toughened glass.

## Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. The property can be found on the right on the corner of Bradshaw Street.
9274JG

## Council Tax
Erewash Borough Council Band E

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, 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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