



Tamworth Road,  
Sawley, Nottingham  
NG10 3FB

**£545,000 Freehold**



BEING SITUATED ON A QUIET CUL-DE-SAC/SERVICE ROAD, THIS INDIVIDUAL DETACHED PROPERTY PROVIDES SPACIOUS AND EXTREMELY WELL FINISHED FOUR BEDROOM ACCOMMODATION.

Being situated on a service road which runs parallel to Tamworth Road, this individual detached property provides a lovely family home and since being originally built was extended to the rear to enlarge the ground floor living accommodation provided. The property is highly appointed throughout and for all that is included to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the size of both the ground and first floor accommodation and the privacy of the Southerly facing garden at the rear for themselves. As people will see when they view this beautiful home, the kitchen has recently been re-fitted with the property having a living/dining kitchen area in addition to a lounge and separate dining room. Sawley is a very popular area to live and it is close to Trent Lock with there being a number of local pubs both in Sawley and at Trent Lock as well as the Trent Lock Golf Club and all the amenities provided by Long Eaton are only a short drive away.

The property stands back from the road with a block paved driveway at the front and being constructed of brick with the front being relieved by stone work and render, all under a pitched tiled roof to the main part of the property, the tastefully finished accommodation included derives all the benefits of gas central heating and double glazing. The property is entered through a stylish composite front door into the reception hallway which has Karndean style flooring that extends through into the dining/living kitchen and this has extensive ranges of champagne coloured handle-less wall and base units and includes several integrated appliances with the units extending into the dining area, off which there is a sitting area with French doors leading out to the patio at the rear. There is a large lounge which has a feature fire set into the chimney breast and there are patio doors leading from the lounge into the conservatory which has a solid roof and double opening French doors again leading out to the patio at the rear. There is a separate dining room and off the hall a ground floor w.c. and cloaks cupboard beneath the stairs. To the first floor the landing leads to the four bedrooms with the main bedroom having ranges of built-in bedroom furniture and double doors opening into the en-suite shower room which has recently been re-fitted, the second bedroom is L shaped and this also has double doors opening into an en-suite shower room and a further double bedroom has a large double walk-in wardrobe and the fourth bedroom has built-in bedroom furniture and shelving. The main bathroom is fully tiled and has a bath with a shower over. Outside there is the integral garage, block paved off the road parking at the front with a slate chipped bed that has a central rockiered feature and there is gated access either side of the property to the rear. At the rear of the property there is a walled block paved patio area that has steps leading down to an astro turf lawn with there being a slate chipped bed and play area to the bottom of the garden and there is a summerhouse with patios to the side and bottom left hand corner. There is also a secluded part of the garden which is screened from the patio and lawned area and this has a greenhouse, two storage sheds and fruit trees and the whole garden is kept private from adjoining properties with there being fencing and hedging to the boundaries.

The property is within easy reach of various local shops with there being a Co-op convenience store on Draycott Road and further shopping facilities found on Tamworth Road with Asda and Tesco superstores and many other retail outlets being found in nearby Long Eaton, there are excellent schools for younger children in Sawley with The Long Eaton School for older children also being within walking distance of the property, there are healthcare and sports facilities which include the Trent Lock Golf Club, walks in the nearby countryside and at Trent Lock, there are various local pubs and restaurants and the excellent transport links include junctions 24 and 25 of the M1 which connect to the A42 and A50, stations at Long Eaton which is again within walking distance of the property, and at East Midlands Parkway, East Midlands Airport can be reached by the Skylink bus which runs along Tamworth Road and this takes you to Castle Donington and the airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with a tiled floor and an outside light leading through a wood grain effect composite front door with two inset opaque glazed leaded panels and glazed leaded side panels to:

## Reception Hall

Stairs with feature balustrade and cupboard beneath leading to the first floor, Karndeian style flooring which extends into the living kitchen and ground floor w.c., cornice to the wall and ceiling, oak doors with inset glazed panels leading to the lounge, dining room and living/dining kitchen.

## Ground Floor w.c.

The ground floor w.c. has a white low flush w.c. and a hand basin with a mixer tap set in a surface with cupboards and shelving below and a mirror with a pelmet over which has lighting above where there is also a further cupboard, chrome heated ladder towel radiator, opaque double glazed window, fully tiled walls and Karndeian style flooring.

## Lounge/Sitting Room

26'6" x 11'9" approx (8.08m x 3.58m approx)

This large main reception room has a double glazed window to the front and double glazed patio doors leading through to the conservatory at the rear, feature flame effect fire set in the chimney breast, cornice to the wall and ceiling and two radiators.

## Dining Room

10'2" x 9'9" reducing to 8'9" approx (3.10m x 2.97m reducing to 2.67m approx)

Having a double glazed window to the front, dado rail to the walls and a radiator.

## Conservatory

11'4" x 11'6" approx (3.45m x 3.51m approx)

The conservatory has a solid roof and double glazed double opening French doors leading out to the rear garden and double glazed windows with fitted blinds to three sides.

## Dining/Living Kitchen

30'6" reducing to 19'6" x 9'5" reducing to 8'5" approx (9.30m reducing to 5.94m x 2.87m reducing to 2.57m )

The dining kitchen has been exclusively fitted with champagne coloured handle less wall and base units and includes a sink with a mixer tap including a boiling hot water facility for making tea etc. and a Neff induction hob set in a work surface which extends to three sides and has extensive ranges of drawers, a pull out recycling bins, cupboards with the corner cupboard having pull out carousels, an integrated dishwasher, telescopic towel rails and a double cupboard under which currently houses a hostess trolley but could be additional storage for other items, Neff eye level oven with a hide and slide door, combination oven and warming drawer with cupboards beneath, upright pantry style cupboard with pull out shelving, integrated fridge/freezer, matching eye level wall cupboards and display cabinets with internal lighting and lighting under, hood and tiled back plate to the cooking area with back panelling to the walls around the work surface areas, two double glazed windows to the rear, further work surface in the dining area with drawers and a wine cooler below and display cabinets with lighting to the wall above and a tiled back plate to the wall above the work surface area, upright shelved storage cupboard, recessed lighting to the ceiling in the kitchen and dining area, half double glazed door leading out to the rear garden, radiator and Karndeian style flooring.

The sitting area within the living dining kitchen has double glazed double opening French doors leading out to the rear garden, radiator and Karndeian style flooring.

## First Floor Landing

The stairs from the hallway have carpet and rods as well as a feature balustrade which takes you to the landing where there is a built-in airing/storage cupboard housing the Vaillant gas central heating boiler, a double glazed window to the rear, hatch to the roof space (approx 42' in width) which is partly boarded and has a light and power.

## Bedroom 1

14'3" x 13'5" reducing to 10'6" approx (4.34m x 4.09m reducing to 3.20m approx)

The main bedroom has a double glazed window to the front and an eye level double glazed window to the side, ranges of built-in wardrobes to two walls with a dressing table with drawers under and a further set of drawers and matching bedside tables. There are also double opening doors which match the wardrobes leading into the en-suite shower room, a dado rail to the walls, cornice to the wall and ceiling and a radiator.

## En-Suite

The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system, low flush w.c. with a concealed cistern and a hand basin with mixer tap set on a marble surface with a double cupboard below, further surface with two vanity drawers below and a mirror with light over and a fitted hairdryer to the wall, mirror fronted matching vanity cupboard to the wall above the hand basin, radiator, tiled flooring and recessed lighting to the ceiling.

## Bedroom 2

12'9" x 10'9" reducing to 9'3" approx (3.89m x 3.28m reducing to 2.82m approx)

Double glazed window to the front, access to the roof void which provides storage space and double built-in deep wardrobe with lighting.

## Bedroom 3

12'3" reducing to 5'2" plus wardrobes x 17'4" reduc (3.73m reducing to 1.57m plus wardrobes x 5.28m red)

The third bedroom has an en-suite shower room and provides an ideal room for guests or older family members and is L shaped with a double glazed window to the front, a range of built-in wardrobes with cupboards over, dado rail to the walls, radiator and double doors to:

## En-Suite Shower Room

The en-suite to this bedroom has a large corner shower with tiling to two walls and a glazed door with matching protective screens, sink set in a surface which extends to two sides and has cupboards, shelving and towel rails below, mirror with pelmet over which extends to two walls, low flush w.c., fitted hairdryer, extractor fan and heated towel rail.

## Bedroom 4

11'8" x 9'10" max approx (3.56m x 3.00m max approx)

With a double glazed window to the rear, laminate flooring, double wardrobe to the side of the bed position with cupboards over, fitted shelving to one wall and a radiator.

## Bathroom

The main bathroom is fully tiled and has a P shaped bath with mixer taps and a mains flow shower over with a rainwater shower head and a curved protective screen, hand basin with mixer tap set in a surface with cupboards under and a tiled splashback, low flush w.c. with a concealed cistern, opaque double glazed window, radiator, tiled flooring and an electric shaver point.

## Outside

At the front of the property there is a block paved driveway and car standing area with a brick edged slate chipped bed which has a central rockered feature. To either side of the property there are gated pathways leading to the rear of the house and the front is kept private by having fencing to the two side boundaries and a red robin hedge to the front boundary.

The rear garden is an important feature of this lovely home and there is a block paved walled patio area to the rear of the house which provides various seating and drying areas and from the patio there are steps leading down to an astroturf lawn with there being a further block paved seating area, slate chipped beds and a summerhouse in the bottom left hand corner of the garden which has block paved patios to the sides and there is also a play area to the bottom right hand corner. The main rear garden is kept private by having fencing and hedging to the side and rear boundaries and there is outside lighting and an outside water supply provided. There is a gate leading into a further garden area and this has a greenhouse, two wooden sheds and further storage facilities, fruit trees and a pathway which takes you from the gate to the sheds at the bottom of this section of the garden and there is fencing along the right hand boundary.

## Garage

18'2" x 10' approx (5.54m x 3.05m approx)

The integral garage has a roller electric door to the front and a personal door and window to the side, power and lighting is provided and there is a charging point for an electric vehicle. The gas and electric meters and electric consumer units are positioned on the wall in the garage, there is space for an upright fridge/freezer and shelving to the walls.

## Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance and turn left into Lock Lane and immediate left onto Tamworth Road and the property can be found on the right hand side. 6963AMMP

## Council Tax

Erewash Borough Council Band F

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - 02

Phone Signal – Standard 8mbps, Superfast 80mbps, Ultrafast 1000mbps

Sewage – Mains supply

Flood Risk – Low, surface water very low

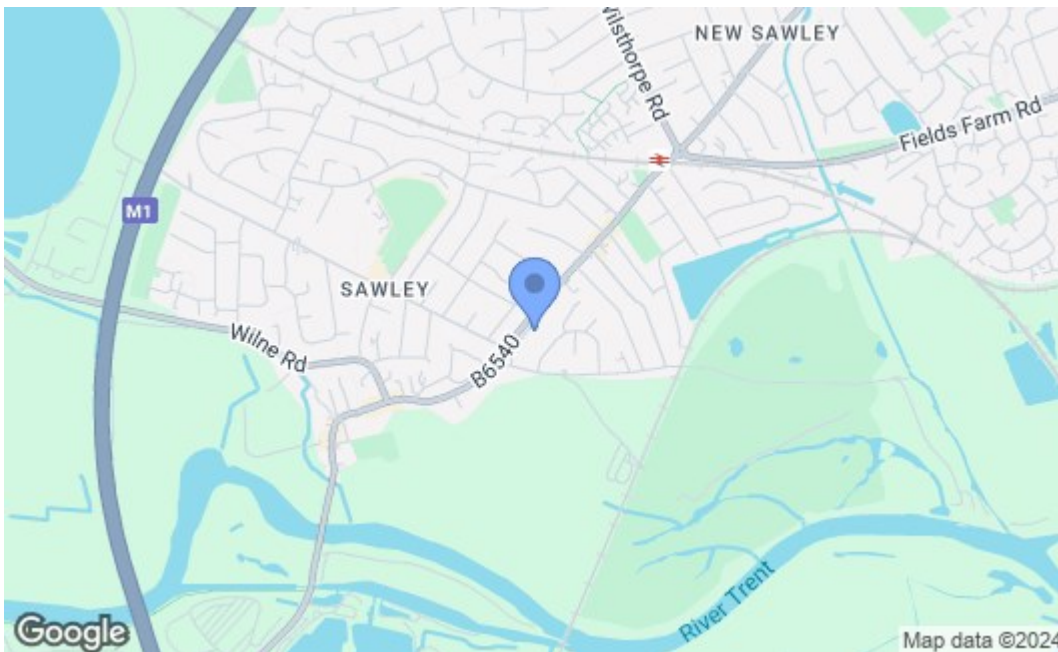
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.