Robert Ellis

look no further...

Victoria Street,
Sawley, Nottingham
NG10 3ET

£179,950 Freehold

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THIS IS A LOVELY TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOME WITH A BEAUTIFULLY LANDSCAPED PRIVATE GARDEN TO THE REAR.

Being situated on Victoria Street and therefore close to all the amenities and facilities provided by Sawley and the surrounding area, this upgraded semi detached property is a lovely home that will suit a whole range of buyers, from people buying their first property to those who might be downsizing and wanting a home which is ready to move in to and is close local amenities and facilities. For the layout and size of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for Long Eaton station and several other transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick with render to the external elevations, all under a pitched tiled roof and the well proportioned accommodation derives the benefit from having gas central heating and double glazing. In brief the property includes a through lounge which has a dining area and stairs leading to the first floor and at the rear of the house is the well fitted kitchen which has extensive ranges of units, work surfaces and several integrated appliances. To the first floor the landing leads to the two double bedrooms and bathroom which has a sunken bath and separate walk-in shower. Outside there is the utility/store room at the rear of the house, a small walled garden area at the front with access down the right hand side of the house to the rear garden. The rear garden has been recently landscaped and has an Indian sandstone patio with a pebbled path leading to a further patio at the bottom of the garden, there is a lawn with a border to the side and the garden is kept private by having slatted fencing to the boundaries.

The property is within walking distance of the shops provided by Sawley which includes a Morrison's and an excellent bakery, with other shopping facilities being found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools within walking distance of the property, healthcare and sports facilities which includes the Trent Lock Golf Club, walks at Trent Lock and in the nearby open countryside, there are several local pubs and restaurants 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.

Stylish composite front door with three inset glazed panels leading to:

Lounge/Dining Room
28'1 x 11'11 approx (8.56m x 3.63m approx)
This large main through reception room has a double glazed window to the front, log stove set in a brick chimney breast with a Cornish slate hearth, radiator and cornice to the wall and ceiling.

Towards the rear of the room is a dining area and this has a double glazed window to the rear, cornice to the wall and ceiling, wall light, staircase leading to the first floor and a door to:

Kitchen
14'5 x 6'5 approx (4.39m x 1.96m approx)
Fitted with cream finished units and wooden work surfaces and includes a double bowl Belfast style sink with a mixer tap with wooden work surfaces to either side, integrated dishwasher, cupboards and an integrated washing machine below, oven with drawers below and surface over, five ring gas hob set in a wooden work surface with cupboards and drawers beneath, upright integrated fridge with a shelf over and an integrated freezer, tiling to the walls by the work surface areas and a back plate to the cooking area, two double glazed windows to the side, wall cupboard and a Baxi boiler housed in a second wall cupboard, half opaque double glazed door leading out to the rear garden and recessed lighting to the ceiling.

First Floor Landing
The landing has doors leading to:

Bedroom 1
11'11 x 11'10 approx (3.63m x 3.61m approx)
Double glazed window with fitted blind to the front, radiator and comice to the wall and ceiling.

Bedroom 2
12' x 8' approx (3.66m x 2.44m approx)
Double glazed window with fitted blind to the rear, radiator, cornice to the wall and ceiling and a built-in cupboard over the stairs.

Bathroom
The bathroom has a sunken bath with a tiled splashback to two walls, a separate walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, a low flush w.c. and a pedestal wash hand basin with tiled splashback, radiator, opaque double glazed window and cornice to the wall and ceiling.

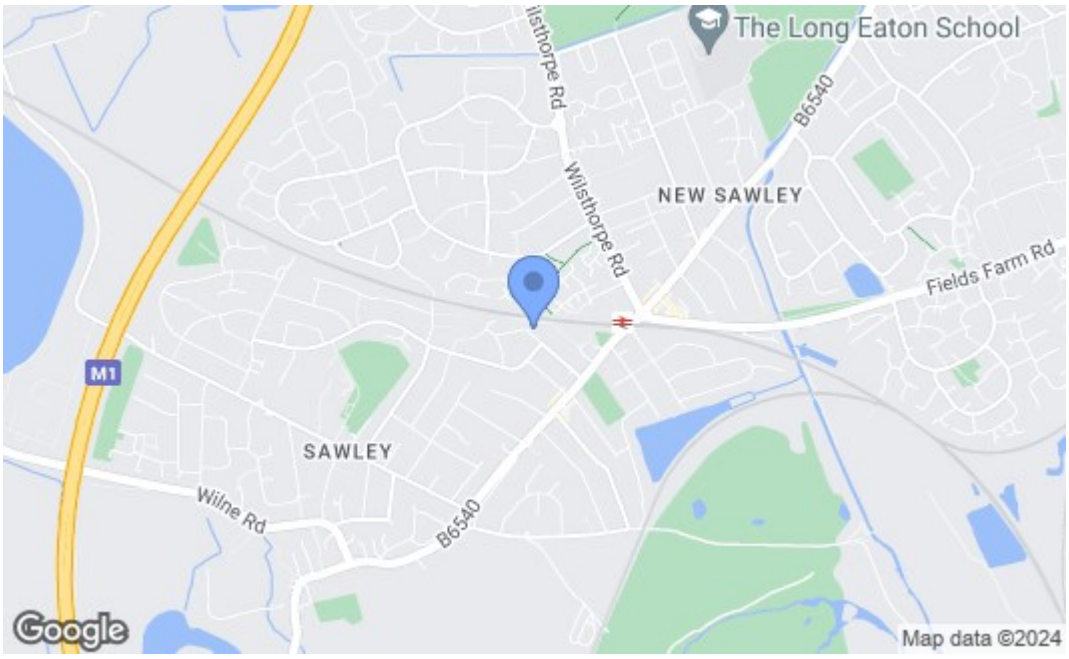
Outside
At the front of the property there is a pebbled area with a wall to the front boundary and a path leads down the right hand side of the house to the rear garden.

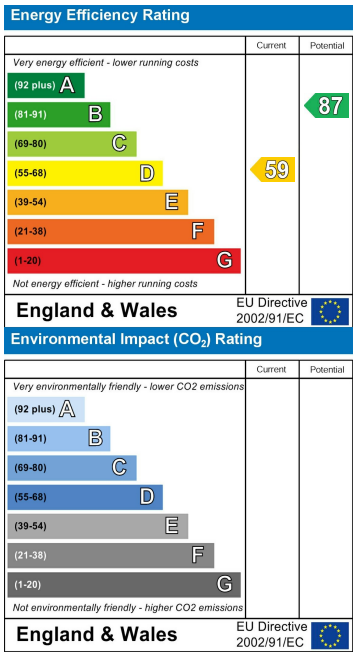
The rear garden has been recently landscaped and has an Indian sandstone patio extending from the side to the rear of the property with a block edged pebbled path leading to a further slate slabbed patio area at the bottom of the garden, there is a lawn with a border to the side and the garden is kept private by having slatted fencing with external lighting to the three boundaries. At the bottom of the garden there is a hidden gate which provides access to a storage area where there is a shed and a wall to the rear boundary. An outside light and external tap are provided, there are also external power points and there is storage space at the side of the utility/store room for bins, ladders etc.

Outside Utility/Store
11' x 4'5 approx (3.35m x 1.35m approx)
This secure external room has a UPVC panelled door, a double glazed window 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. Victoria Street can be found as a turning on the right hand side.
7692AMMP

Council Tax
Erewash Borough Council Band A





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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