



Wilne Close,  
Sawley, Nottingham  
NG10 3AQ

**£229,000 Freehold**

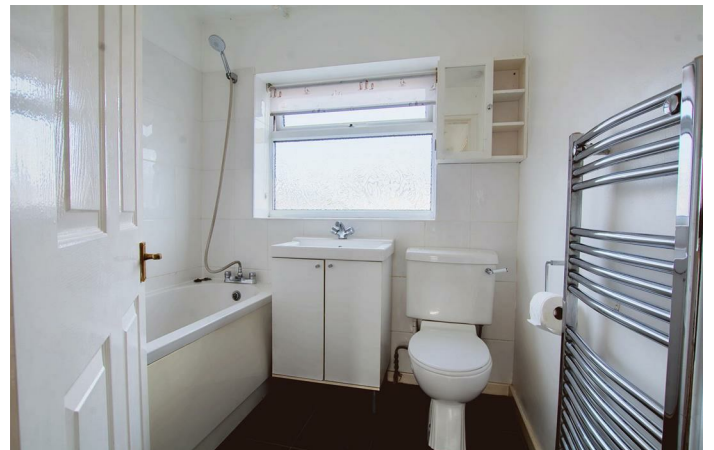


BEING SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC, THIS REFURBISHED AND UPGRADED SEMI DETACHED PROPERTY PROVIDES A LOVELY HOME WHICH WILL SUIT A WHOLE RANGE OF BUYERS LOOKING FOR A PROPERTY IN THE SAWLEY AREA.

This really is a property which we feel will provide an ideal home for people looking to purchase their first property through to families looking for a three bedroom home which is close to local amenities and facilities provided by the area. For the layout and quality of the accommodation which is included to be appreciated, we recommend all interested parties take a full inspection so they are able to see the whole property for themselves. Since being originally constructed the property has been extended to the rear which provides an L shaped dining/living kitchen which has patio doors leading to the private rear garden and double internal doors leading to the through lounge which really does provide a spacious ground floor living area which interested parties will see when they view.

The property is constructed of brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing and includes an open porch leading through the front door to the reception hall from which there are doors to the through lounge and the spacious L shaped dining kitchen which is fitted with a range of wall and base units and integrated cooking appliances and off the kitchen there is the rear porch/utility area which has space and plumbing for both an automatic washing machine and tumble dryer. To the first floor the landing leads to the three bedrooms and bathroom which has a white suite complete with a shower over the bath position. Outside there is the drive leading to the detached garage which provides excellent storage space and there is further car standing in front of the house. The gardens extend from the side to the rear where they have been designed to keep maintenance and upkeep to a minimum and are kept private by having fencing to the boundaries. There is also an outside w.c. which is accessed from the side of the property and provides an excellent additional facility. The property will be sold with the benefit of vacant possession and therefore NO UPWARD CHAIN.

The property is within easy reach of the local schools for younger children, a Co-op convenience supermarket on Draycott Road while the Asda and Tesco superstores and many other retail outlets can be found in nearby Long Eaton as can schools for older children. There are healthcare and sports facilities including the Trent Lock Golf Club, several local pubs and restaurants which are within a few minutes walk of the house, there are walks in the surrounding picturesque countryside and at Trent Lock and transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch leading through a UPVC front door with leaded inset opaque double glazed panel to:

### Reception Hall

Stairs leading to the first floor, double glazed window to the side, radiator and built-in cloaks cupboard.

### Lounge/Sitting Room

22' x 11 to 8'10 approx (6.71m x 3.35m to 2.69m approx)

This large room has a double glazed bow window to the front and double opening Georgian style glazed doors with glazed side panels leading into the dining area at the rear, two radiators and cornice to the wall and ceiling.

### Dining/Living Kitchen

18' to 9' x 15' to 6' approx (5.49m to 2.74m x 4.57m to 1.83m approx)

This L shaped room has an extremely well fitted kitchen area which includes a 1½ bowl sink with mixer tap set in an L shaped work surface/breakfast bar with cupboards, drawers, integrated dishwasher and wine rack below, hob set in a work surface with cupboards and drawers below, double oven with cupboards above and below, matching eye level wall cupboards with lighting beneath, walls half tiled by the work surface areas, space for an upright fridge/freezer, double shelved pantry cupboard, half opaque double glazed door leading out to the utility area at the side of the property and double glazed window to the rear. Within the dining area of this room there are double glazed patio doors leading out to the rear of the property, radiator, cornice to the wall and ceiling and double opening glazed doors with side panels leading into the through lounge.

### Side Porch/Utility

Having space and plumbing for both an automatic washing machine and tumble dryer, window to the side and half opaque glazed door leading out to the garden area at the side of the property.

### First Floor Landing

Balustrade continued from the stairs onto the landing, double glazed window to the side, hatch to loft and cornice to the wall and ceiling.

### Bedroom 1

11' x 11' approx (3.35m x 3.35m approx)

Double glazed window to the front, cornice to the wall and ceiling and radiator.

### Bedroom 2

11' to 10' x 10' approx (3.35m to 3.05m x 3.05m approx)

Double glazed window to the rear, range of built-in wardrobes, radiator and cornice to the wall and ceiling.

### Bedroom 3

7' x 7' approx (2.13m x 2.13m approx)

Double glazed window to the rear, radiator and cornice to the wall and ceiling.

### Bathroom

The bathroom has a white suite including a panelled bath with mixer tap/shower, hand basin with mixer tap and double cupboard beneath, low flush w.c., chrome heated ladder towel radiator, double built-in cupboard, walls tiled by the bath, sink and w.c. areas and opaque double glazed window.

### Outside

At the front of the property there is a block edged tarmac parking area with there also being a drive in front of the garage which helps to provide off the road parking for a number of vehicles. At the rear there is a patio and pebbled area with the garden having been designed to keep maintenance to a minimum, all of which is kept private by having fencing to the boundaries.

### Outside w.c.

There is an integral outside w.c. which is accessed from the right hand side of the property by a door leading into the utility porch area.

### Garage

To the side of the property there is a panelled garage with double doors to the front, power and lighting.

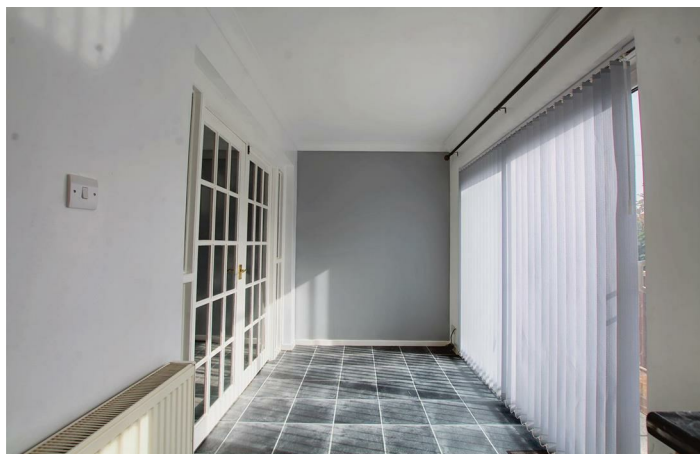
### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge and into Sawley. Continue for some distance and just after the bend take the right hand turning into Wilne Lane following the road round and right into Wilne Close.

7608AMMP

### Council Tax

Erewash Borough Council Band B



GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.