Robert Ellis

look no further...

Turner Road,
Sawley, Nottingham
NG10 3GP

Price Guide £300-320,000

Freehold

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BEING SITUATED ON A QUIET CUL-DE-SAC, THIS EXTENDED THREE BEDROOM PROPERTY HAS A BEAUTIFUL ASPECT AT THE REAR WITH THE PROPERTY OVERLOOKING A LAKE.

Robert Ellis are pleased to be instructed to market this detached property, which since being originally built was extended at the rear to increase the size of the ground floor living accommodation. The property is now in need of some updating works, but is ready for immediate occupation and is being sold with the benefit of NO UPWARD CHAIN. For the size of the accommodation and views over the lake at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely family home for themselves. The property is well placed for easy access to local amenities and facilities and to excellent transport links including the Long Eaton station which is literally only a few minutes walk away from the house.

The property is constructed of brick to the external elevations, the front being relieved by a timber panel and stone work under a pitched tiled roof and the well proportioned accommodation included derives all the benefits from having gas central heating and double glazing. The house includes a reception hallway with a door leading to a through lounge which includes a dining area, an L shaped dining/living kitchen which has oak fitted units to the kitchen area and patio doors leading out to the rear garden from the dining/sitting room. To the first floor the landing leads to the three bedrooms, the double bedroom at the rear having extensive ranges of wardrobes which were installed by Ramsey's of Long Eaton and the bathroom has a white suite with a shower over the bath. Outside there is block paved parking at the front and to the left hand side of the property there is a slabbed driveway and at the rear there is a patio with steps leading to a lawned garden which has a low level fence at the rear which helps to enable unspoilt views over the lake. The property lends itself to be further extended at the side and as previously mentioned will in time lend itself to having some updating works carried out so it suits the requirements of a new owner.

The property is within walking distance of the shops found on Tamworth Road while further supermarkets can be found in 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, walks in the nearby open countryside and along the banks of the River Trent and the 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 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 UPVC panelled door with opaque glazed panels to either side leading to:

Reception Hall
Stairs with balustrade leading to the first floor with a storage cupboard beneath which houses the Baxi gas boiler and a radiator.

Lounge/Dining Room
25'8 x 11'10 to 9'10 approx (7.82m x 3.61m to 3.00m approx)
This large main reception room has a double glazed window with fitted blind to the front and patio doors at the rear leading into the open plan living/dining kitchen, Adam style fireplace with an inset and hearth, two radiators and cornice to the wall and ceiling.

Dining/Living Kitchen
23'7 to 10'8 x 18'7 to 8'3 approx (7.19m to 3.25m x 5.66m to 2.51m approx)
The property was extended at the rear to provide a larger living/dining kitchen with the kitchen being fitted with oak finished units and includes a 2½ bowl sink with a mixer tap and a gas hob set in a work surface which extends to three sides with one of the sides having a breakfast bar/eating area for four people and below the work surfaces there are cupboards and drawers, double oven with cupboards above and blow, further work surface with space for an automatic washing machine, cupboards and drawers beneath, range of matching eye level wall cupboards and display cabinets, double glazed windows to the rear and side, half opaque double glazed door leading out to the side of the property, radiator, space for a fridge/freezer and a shelved built-in cupboard which also houses the electricity meter and fuse box. From the dining/sitting area there are double glazed patio doors leading out to the rear garden, doors leading into the through lounge/dining room and a radiator.

First Floor Landing
The balustrade continues from the stairs onto the landing, double glazed window to the side, hatch to a part boarded loft and there is an airing/storage cupboard.

Bedroom 1
12'6 x 10'10 approx (3.81m x 3.30m approx)
Double glazed window with a fitted blind to the front, radiator and a range of built-in wardrobes with cupboards over.

Bedroom 2
12'4 x 9'9 approx (3.76m x 2.97m approx)
Double glazed window with fitted blind to the rear which provides views over the rear garden and lake, fitted wardrobes, bedside cupboards and glazed shelving to either side of the bed position with cupboards over with there being a dressing table with drawers beneath and a further range of wardrobes having glazed doors and drawers below and further full height wardrobes with hanging space and shelves to either side, with the bedroom furniture having been originally fitted by Ramsey's of Long Eaton and there is a radiator.

Bedroom 3
8'2 x 8'2 approx (2.49m x 2.49m approx)
Double glazed window to the rear with views over the lake and a radiator.

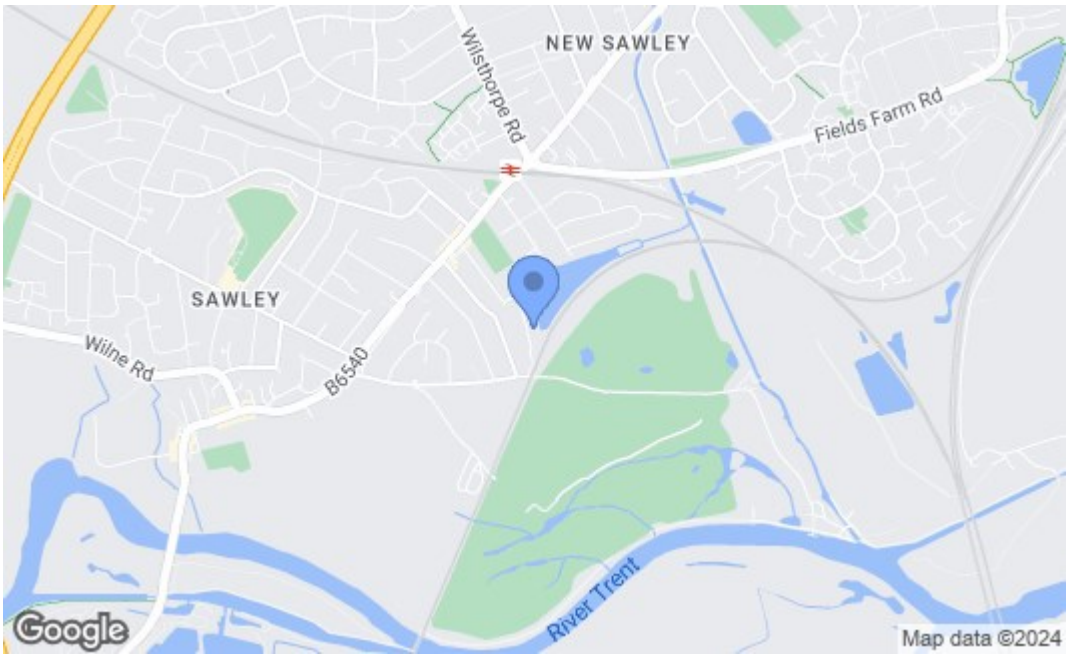
Bathroom
The bathroom has a white suite including a P shaped bath with a mains flow shower over, tiling to three walls and a curved protective glazed screen, pedestal wash hand basin with a mixer tap and mirror to the wall above, low flush w.c., tiling to the walls by the sink and w.c. areas, opaque double glazed window, radiator and recessed lighting to the ceiling.

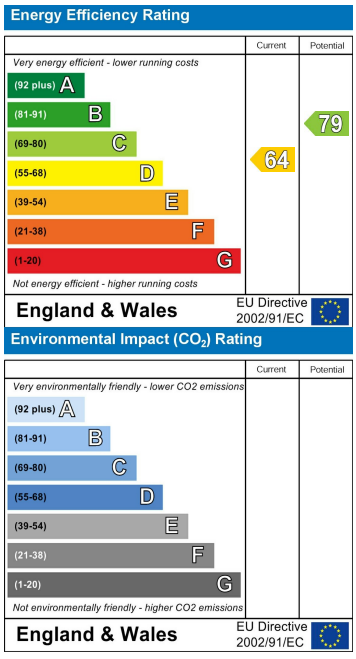
Outside
At the front of the property there is a block paved off road parking area which provides parking for up to three vehicles and there is a slabbed driveway running down the left hand side of the house to the rear and there is the potential to extend the property in this area if this was required in the future by a future owner.

At the rear of the house there is a slabbed patio with steps leading down to a lawned garden with there being paths running down the bottom of the garden which has a low level fence to provide beautiful views over the lake at the rear. There is fencing to the two side boundaries, two wooden sheds which will remain at the property and there is an outside light provided.

Directions
The property is best approached by leaving Long Eaton along Tamworth Road, passing under the railway bridge and turning second left into Mikado Road. Turner Road is found as a turning on the right hand side.
7539AMMP

Council Tax
Erewash Borough Council Band C





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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