Robert Ellis

look no further...

Grosvenor Avenue,
Sawley, Nottingham
NG10 3FQ

£385,000 Freehold

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A TRADITIONAL AND EXTENDED AND VERY SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOME.

Robert Ellis are delighted to bring to the market a property that is immaculate and has been very well maintained over recent years by the current owners. In the last three years a new combination boiler has been fitted, the soffits and fascias have been replace and a new block paved driveway has been laid offering off road parking for several cars and vehicles. Being situated in the heart of Sawley, the property would ideally suit a growing family, being within walking distance of local schools and amenities the area has to offer. To fully appreciate everything this accommodation has to offer, an internal viewing is a must.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of a very spacious entrance hall, lounge with a log burner opening onto the dining room with sliding doors onto the rear garden and a breakfast kitchen. To the first floor there are three bedrooms and a large family bathroom. There is an additional bedroom to the second floor. Outside, as previously mentioned, there is off the road parking to the front and side of the property and a privately enclosed and very well maintained, south west facing rear garden backing onto Sawley Park with a detached brick garage.

Sawley has a number of local shops including a Co-op convenience store on Draycott Road which is only a couple of minutes walk from the property whilst there are further shopping facilities on Tamworth Road and in Long Eaton where there are Asda and Tesco superstores and many other retail outlets. There are schools within walking distance of the property for younger children with The Long Eaton School only being a short drive away, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the surrounding picturesque countryside, various local pubs and restaurants, both in Sawley and at Trent Lock, and the excellent transport links include J24 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport, Long Eaton station is within walking distance and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, radiator, door to a large storage/cloaks cupboard, UPVC double glazed window to the front, stairs to the first floor and door to:

Lounge
11'3 x 21'4 approx (3.43m x 6.50m approx)
UPVC double glazed bay window to the front, two radiators, log burner on a tiled hearth, TV point, coving to ceiling, USB points and telephone point and open to:

Dining Room
13'2 x 9'4 approx (4.01m x 2.84m approx)
Coving to ceiling, radiator, UPVC double glazed window to the side, UPVC double glazed sliding doors to the rear South West facing garden.

Kitchen
12'8 x 11'3 approx (3.86m x 3.43m approx)
Wall, base and drawer units with roll edged work surface over, ceramic sink and drainer unit with mixer tap, tiled walls and spashbacks, space for a Range cooker, appliance space, plumbing for an automatic washing machine, dishwasher space, vertical modern radiator, gas central heating boiler, door to pantry, UPVC double glazed window and rear exit door.

First Floor Landing
UPVC double glazed window to the side, radiator, stairs to the second floor with cupboard under and doors to:

Bedroom 1
11'6 x 11'3 approx (3.51m x 3.43m approx)
UPVC double glazed bay window to the front and a radiator.

Bedroom 2
10'5 x 9'9 aprpox (3.18m x 2.97m aprpox)
UPVC double glazed window to the rear, radiator and laminate floor.

Bedroom 3
9'4 x 9'7 approx (2.84m x 2.92m approx)
UPVC double glazed window to the rear and a radiator.

Bathroom
A white three piece suite comprising of a panelled bath with shower from the mains with a waterfall shower head and hand held shower, wash hand basin with vanity cupboard under, low flush w.c., fully tiled walls and splashbacks, chrome heated towel rail, two UPVC double glazed windows to the front, recessed lighting, tiled floor and a radiator.

Second Floor Landing

Bedroom 4
14'5 x 14'5 approx (4.39m x 4.39m approx)
UPVC double glazed window to the rear with views to Sawley Park, Velux window, radiator, recessed lighting and storage in the eaves.

Outside
To the front of the property there is a block paved driveway leading down the side offering parking for several cars and vehicles. Gates lead to he rear garden which has a patio area leading onto a fenced lawn with raised sleeper beds full of flower and mature shrubs. The lawn leads to the bottom of the garden where there is an additional decked area to the right with a pergola, perfect for seating and is a very private area. The South West facing rear garden is privately enclosed with fenced boundaries, power point and an outside tap.

Detached Garage
11'2 x 24' approx (3.40m x 7.32m approx)
With an up and over door to the front, light and power, storage in the loft, spotlights, UPVC double glazed window to the rear and side exit door.

Directions
Proceed out of Long Eaton along Tamworth Road, continuing straight over at the traffic island adjacent to the Railway Station. Proceed through Sawley along Tamworth Road taking the sixth right hand turn into Draycott Road. Proceed along Draycott Road for a short distance, taking the fifth turning on the right into Grosvenor Avenue.
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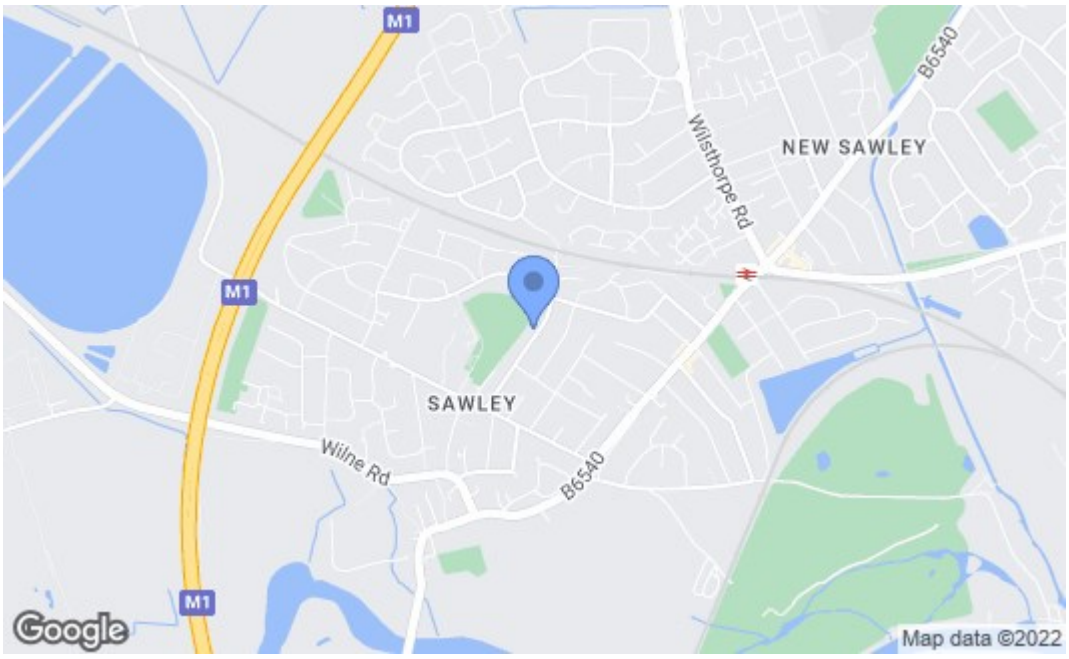
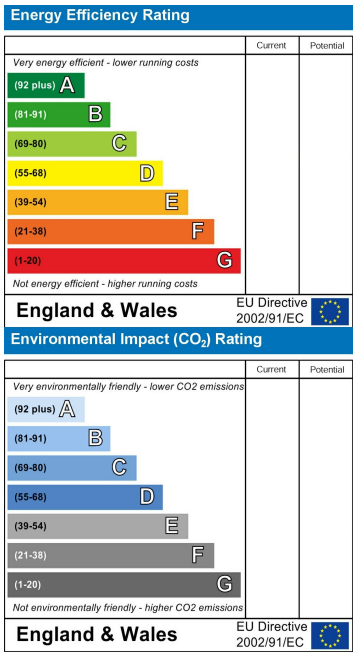
Council Tax
Band D - £1,972





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.