Robert Ellis

look no further...

Wren Court,
Sawley, Nottingham
NG10 3AG

£279,950 Freehold

0115 946 1818

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AN IMMACULATE AND WELL MAINTAINED THREE BEDROOM PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market an extended property that will suit many buyers, from first time buyers, a growing family or someone looking to downsize. Wren Court is an established location which will appeal to people who want to be close to good local amenities which are provided by both Sawley and Long Eaton, close to the open countryside and also within easy reach of excellent transport links including East Midlands Airport, junctions 24 and 25 of the M1 and access to the A42 and A50. An internal viewing is a must to fully appreciate the accommodation on offer.

The property stands back from the road at the head of the cul-de-sac with car standing to the front and two designated parking spaces in the private courtyard area. The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall, lounge leading to the dining kitchen which has been extended and offers a light and airy space with integrated appliances. To the first floor there are two bedrooms and family bathroom. To the second floor there is the master bedroom suite which extends across the whole of this floor and includes a double bedroom, dressing room with built-in wardrobes and luxurious four piece en-suite bathroom. To the rear of the property there is a low maintenance privately enclosed rear garden.

Sawley is a sought after residential area which has a number of local amenities and facilities and these include various shops while the Asda and Tesco superstores and many other retail outlets are found in the centre of Long Eaton which is only a short drive away. There are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport, Long Eaton station which is just a few minutes walk away and there is the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, laminate floor, stairs to the first floor and door to:

Lounge
15'1 x 12'2 approx (4.60m x 3.71m approx)
UPVC double glazed window to the front, radiator, gas fire with Adam style surround, TV and telephone points, laminate floor, wood panelled doors, coving to ceiling and door to:

Dining Kitchen
23'1 x 16'9 approx (7.04m x 5.11m approx)
Kitchen area with wall, base and drawers units with roll edged work surface over, 1½ bowl stainless steel sink and drainer unit with mixer tap, tiled floor with under floor heating, integrated dishwasher, integrated fridge and freezer, integrated oven, gas hob and extractor hood over, splashbacks, spotlights, under cupboard lighting and open to the dining area where there is laminate flooring, radiator and composite French doors and windows to the rear.

First Floor Landing
UPVC double glazed window to the front, radiator, stairs to the second floor and doors to:

Bedroom 2
12'2 x 10'10 approx (3.71m x 3.30m approx)
UPVC double glazed window to the rear, radiator, cupboard housing the gas central heating boiler.

Bedroom 3
9'10 x 6'3 approx (3.00m x 1.91m approx)
UPVC double glazed window to the front, radiator.

Bathroom
Three piece suite comprising panelled bath with shower over, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, extractor fan, radiator, tiled walls and wall light.

Second Floor Landing

Bedroom 1
12'2 x 10'10 approx (3.71m x 3.30m approx)
UPVC double glazed window to the rear and open to:

Dressing Area
9'2 x 6'11 approx (2.79m x 2.11m approx)
Storage cupboard with shelving, two built-in wardrobes and door to:

En-Suite
Four piece suite comprising of a walk-in shower cubicle with shower from the mains having bi-fold glass doors, bath, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, tiled floor and UPVC double glazed window to the front.

Outisde
To the front of the property there is designated parking for visitors, border with mature shrubs. To the rear there is a low maintenance garden having a patio area and then gravel/stone leading to a decked area, raised beds with mature shrubs, outside tap, power point and garden shed. The garden is privately enclosed with fenced boundaries. Two allocated parking spaces in the courtyard at the rear.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge into Sawley. Follow the road for some distance and opposite the church on the left take the right hand turning into Wren Court where the property can be found at the head of the cul-de-sac as identified by our for sale board.
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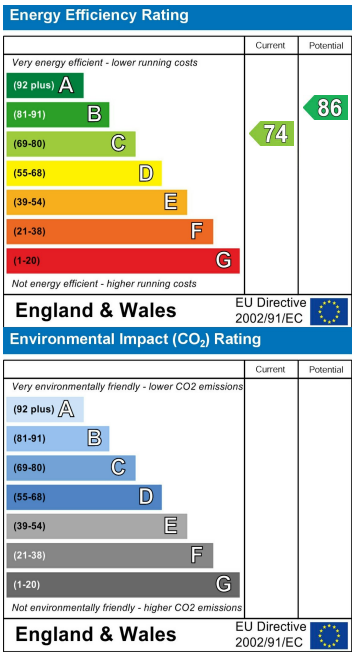

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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