Robert Ellis

look no further...

Sawmand Close,
Long Eaton, Nottingham
NG10 3PX

Price Guide £235-240,000

Freehold

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THIS IS A THREE BEDROOM SEMI DETACHED HOUSE SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA.

Being located at the head of Sawmand Close, this three bedroom property offers a lovely home which will suit a whole range of buyers, from people buying their first property trough to those who might be downsizing and looking for a house to easily maintain and is convenient for all the local amenities and facilities provided by the area. The property is situated close to open playing fields and therefore is a very quiet place to live and for the size of the accommodation and privacy of the rear garden to be appreciated, we do recommend that people take a full inspection so they can see all that is included in the property for themselves.

The property is constructed of brick to the external elevations with timber to the front, all under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the front door the house includes a reception hallway, lounge with a feature coal effect gas fire and bow window to the front and there is an archway leading from the lounge into the dining area which has French doors leading out to the rear garden and the kitchen is fitted with wood grain finished units and has granite work surfaces and integrated cooking appliances. To the first floor the landing leads to the three good size bedrooms, the main bedroom having an en-suite shower room and there is the bathroom which has a shower over the bath. Outside there is a brick garage positioned at the front of the house with parking provided in front of the garage, there is a lawned garden at the front with a gate at the side which provides access to the rear where there is a newly laid patio, a good size lawned area with fencing to the boundaries and at the side of the house there is a slab base for a shed or similar building.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within easy reach of the property with The Long Eaton School being close by, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and there are within walking distance of the house and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
Front door with an inset etched glazed panel, stairs with hand rail leading to the first floor, radiator, wall mounted electric consumer unit and cloaks hanging.

Lounge/Sitting Room
13'3 x 12' approx (4.04m x 3.66m approx)
The main reception room has a double glazed leaded bow window to the front, coal effect gas fire set in an Adam style surround with marble inset and hearth, TV point, radiator, a built-in cloaks cupboard and an archway leading through to:

Dining Area
9' x 7'10 approx (2.74m x 2.39m approx)
Double galzed, double opening French doors leading out to the rear garden and a radiator.

Kitchen
The kitchen is fitted with wood grain finished units and granite work surfaces and includes a stainless steel sink and a four ring gas hob set in the granite work surface which extends to three sides and has cupboards, drawers, oven and space for an automatic washing machine below, space for an upright fridge/freezer, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the work surface areas, tiled flooring, radiator and a double glazed window to the rear.

First Floor Landing
The landing has a double glazed window to the side and a hatch to the loft.

Bedroom 1
12'5 x 11'4 to 8'5 approx (3.78m x 3.45m to 2.57m approx)
Double glazed leaded window to the front, radiator and TV point.

En-Suite
The main bedroom has an en-suite shower area which includes a walk-in shower with a mains flow shower system, tiling to three walls and a pivot glazed door, hand basin with a mixer tap, double cupboard beneath and a splashback with a mirror to the wall above, double radiator, opaque double glazed window, Worcester Bosch boiler housed in a built-in cupboard, extractor fan and recessed lighting to the ceiling.

Bedroom 2
9' x 8' approx (2.74m x 2.44m approx)
Double glazed window to the rear and a radaitor.

Bedroom 3
8' x 6' approx (2.44m x 1.83m approx)
Double glazed window to the rear and a radiator.

Bathroom
The bathroom has a white suite including a panelled bath with a mixer tap and Mira electric shower over, tiling to two walls and a glazed protective screen, pedestal wash hand basin and a low flush w.c., radiator with a rail over, mirror to the wall above the sink and an extractor fan.

Outside
At the front of the garden there is a path leading to the front door and via a gate at the side of the house to the rear garden, there are lawns either side of the path and a hedge to the front boundary.

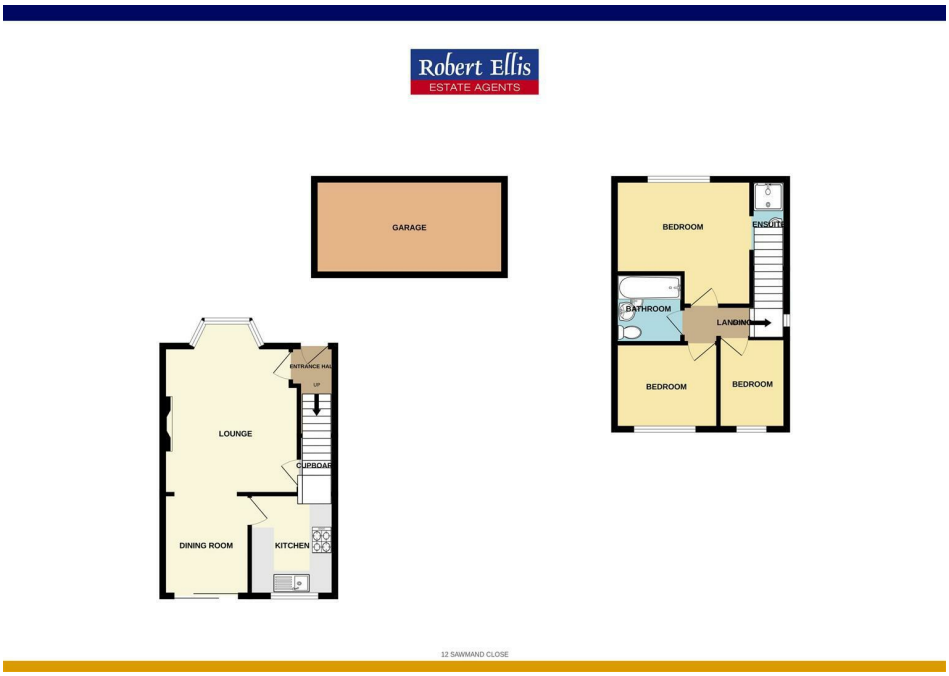
At the rear of the house there is a recently laid slabbed patio which leads onto a lawned garden which is kept private by having fencing to the sides. At the side of the house there is a slabbed base for a shed, a slate chipped area and a further slabbed area and the gate leads out from the front of the house.

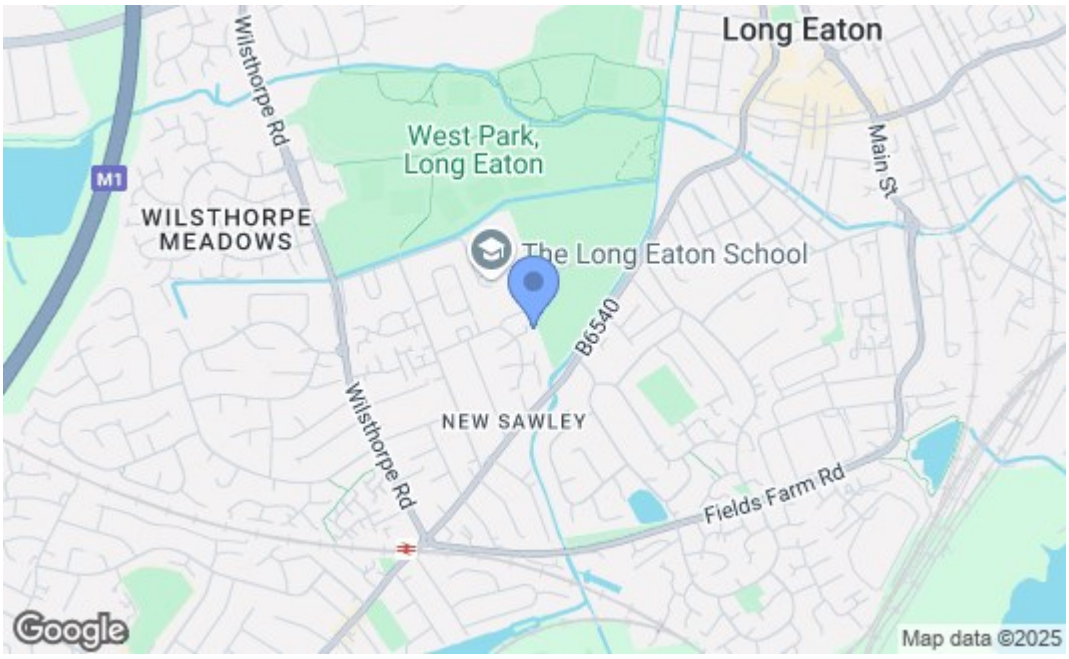
Garage
17'2 x 8'7 approx (5.23m x 2.62m approx)
The brick built garage has a pitched tiled roof and an up and over door to the front, there is parking in front of the garage and there is also visitor parking provided.

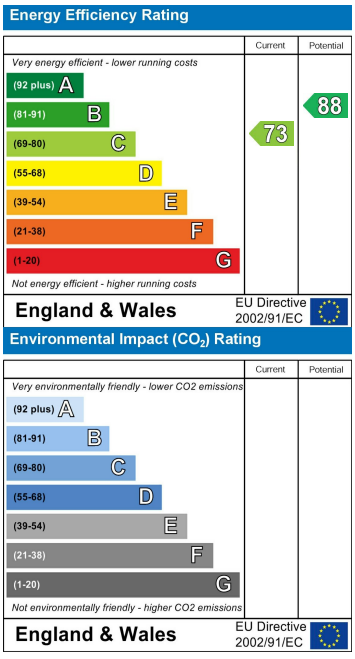
Directions
Proceed out of Long Eaton along Tamworth Road and after crossing the canal bridge take the next turning on the right hand side into Myrtle Avenue. At the top turn right onto Ash Grove which then becomes North Road. Take the first turning on the left into Sawmand Close where the property will be identified by our for sale board.
8298AMMP

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 74mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No







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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