



Wilne Road,  
Sawley, Nottingham  
NG10 3AP

**O/O £200,000 Freehold**



A THREE DOUBLE BEDROOM CHALET STYLE DETACHED PROPERTY WHICH IS LOCATED ON THE EDGE OF THIS MOST POPULAR RESIDENTIAL AREA, CLOSE TO OPEN FIELDS AND COUNTRYSIDE, IN NEED OF MODERNISATION, BEING SOLD WITH NO UPWARD CHAIN.

A rare and exciting opportunity to acquire a three-bedroom detached chalet-style residence, situated within the highly regarded village of Sawley and enjoying an enviable position close to open countryside. This generously proportioned home offers tremendous scope for improvement and enhancement, allowing the discerning purchaser to create a truly exceptional family residence.

The accommodation comprises a welcoming entrance, a spacious kitchen with excellent potential to be reconfigured to suit modern living, and a further versatile reception room which may be utilised as a third bedroom. To the first floor are two well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking and a private, enclosed rear garden, ideal for relaxation and entertaining. Although now in need of general modernisation throughout, the property's layout, location and plot offer outstanding potential. An internal viewing is highly recommended to fully appreciate the opportunity on offer.

Sawley provides a number of local shops with there being a Co-op convenience store on Draycott Road and further shops being found on Tamworth Road, with Long Eaton being only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are local schools for younger children while the Long Eaton senior school is only a short distance away, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the surrounding picturesque countryside, there are several local pubs and restaurants in Sawley and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

9'7 x 7' approx (2.92m x 2.13m approx)

UPVC double glazed door with inset stained glass and panels, large obscure window to the side, carpeted flooring, radiator, coving, ceiling light, built-in cupboard and doors to bedroom 3, lounge, kitchen diner and dining room.

### Kitchen Diner

10'2 x 13'9 approx (3.10m x 4.19m approx)

UPVC double glazed door to the rear with inset stained glass panels and window overlooking the garden, tiled floor, two ceiling lights, radiator and coving. The kitchen comprises wooden Shaker style wall, drawer and base units to three walls with a built-in cupboard, four ring gas hob with extractor above and tiled and wooden work surface, splashback, inset 1½ bowl composite sink with swan neck mixer tap, space for a washing machine, free standing fridge freezer and microwave.

### Separate Dining Room

8'9 x 11'1 approx (2.67m x 3.38m approx)

UPVC double glazed window with shutters to the front, carpeted flooring, radiator, ceiling light, coving, sliding doors opening to

### Lounge

15'3 x 10' approx (4.65m x 3.05m approx)

UPVC double glazed window with shutters to the front, carpeted flooring, two radiators, ceiling light, coving, brick built fireplace, TV and telephone points.

### Sitting Room/Bedroom 3

8'9 x 9'6 approx (2.67m x 2.90m approx)

UPVC double glazed door with inset glazed panel and window to the side overlooking the rear garden, carpeted flooring, radiator, coving and two wall lights.

### First Floor Landing

Carpeted flooring, ceiling light, coving, loft access hatch, built-in airing/storage cupboard and doors to:

### Bedroom 1

11'7 x 13'7 approx (3.53m x 4.14m approx)

UPVC double glazed window to the rear, radiator, ceiling light, range of wardrobes to one wall and storage cupboards to the eaves, Worcester Bosch combination boiler.

### Bedroom 2

12' x 9' approx (3.66m x 2.74m approx)

UPVC double glazed window to the front, radiator, ceiling light, wardrobes to one wall and cupboard into the eaves.

### Bathroom

6'9 x 6'2 approx (2.06m x 1.88m approx)

Having a three piece suite comprising of a panelled bath with mains fed shower over, pedestal wash hand basin, low flush w.c., tiled walls and ceiling light.

### Outside

The property sits back from the road with a driveway to the right hand side with a lawn to the front and hedging to the boundaries.

To the rear there is a concrete patio and hardstanding for a shed or garage to be built, lawned garden with established trees and shrubs to the borders, fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Follow the road for some distance and turn right into Wilne Road where the property can be found on the right hand side.  
9032JG

### 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 5mbps Superfast 74mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

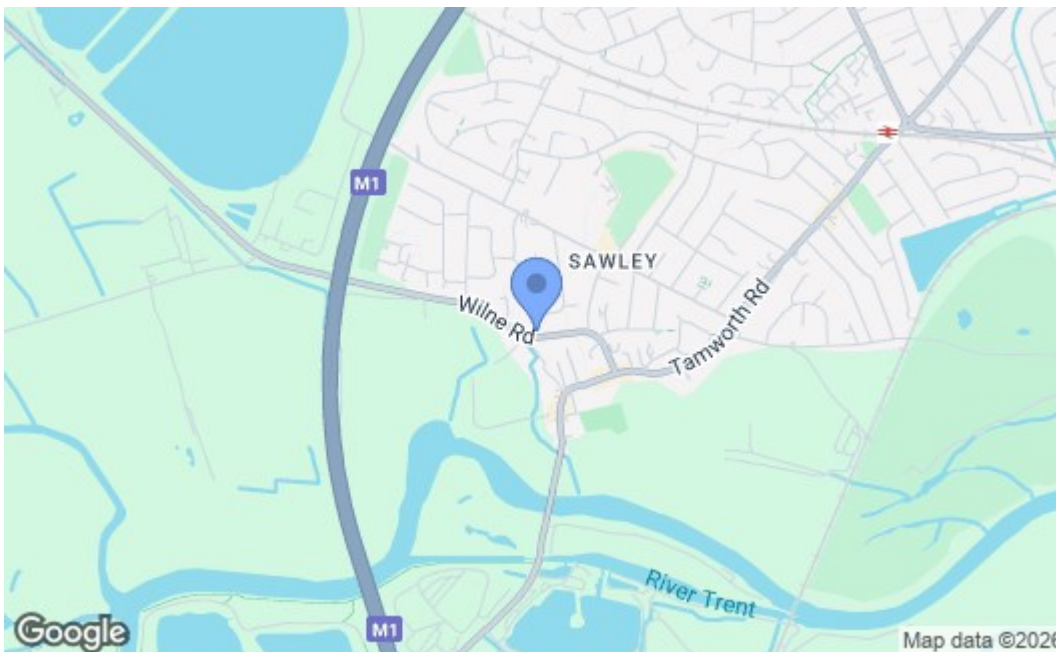
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.