Robert Ellis

look no further...

Charnwood Avenue,
Sawley, Nottingham
NG10 3HB

Price Guide £450-460,000

Freehold

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A FULLY REFURBISHED AND EXTENDED DETACHED FAMILY HOME PROVIDING FOUR DOUBLE BEDROOMS AND AN AMAZING OPEN PLAN LIVING SPACE TO THE GROUND FLOOR.

Being situated on Charnwood Avenue, this individual detached property has over the past few months been extended and fully refurbished throughout by the current owner. We strongly recommend that interested parties do take a full inspection so they are able to see the quality of the workmanship that has been carried out and the size of the accommodation provided. The property has been re-wired, had a new heating system installed, been re-plastered throughout, had an extension at the rear which provides a stunning open plan living/dining kitchen with brand new fitted units and appliances. There is a new family bathroom, en-suite and ground floor w.c., all the internal joinery has been replaced and all the main rooms also have 5 amp lamp sockets fitted. The property is well placed for easy access to all the amenities and facilities provided by Sawley which include schools for younger children and several local shops and is also within easy access of Long Eaton where there are many other shopping facilities and schools for older children, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Charnwood Avenue with parking at the front and side for several vehicles and is constructed of brick to the external elevations under a pitched tiled roof. The tastefully finished accommodation has brand new floor coverings throughout and benefits from a new gas central heating system and double glazing and has a stylish composite front door leading to the spacious reception hallway, off which there is a ground floor w.c. and doors lead to the lounge which has a box bay window to the front and a feature fireplace and the open plan living/dining kitchen which is fitted with high quality grey Shaker style units, has a central island and several integrated appliances with there being bi-folding doors leading out to the private rear garden. There is also a most useful utility room off the kitchen and to the first floor the enlarged landing leads to the four double bedrooms, the main bedroom having an en-suite shower room and the family bathroom which has a shower over the bath. Outside there is a lawn and car standing at the front and left hand side of the property, there is also an enclosed bin storage area to the right of the house and a gate will lead from the drive on the left to the rear where there are pebbled seating areas, a newly laid lawn with the garden being kept private by having a wall and quality fencing to the boundaries.

The property is within easy reach of the local shops provided by Sawley with a Co-op convenience store on Draycott Road as well as other shops on Tamworth Road, there are schools for younger children in Sawley with schools for older children being within a few minutes walk of the property, there are healthcare and sports facilities including the Trent Lock Golf Club, further shopping facilities can be found in Long Eaton where there are Asda, Tesco, Adli stores and many other retail outlets, walks in the lovely open countryside and at Trent Lock and the excellent 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, Long Eaton station is only a few minutes walk away 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 brick arched entrance and tiled floor leading through a stylish composite front door which has two inset opaque glazed panels with matching double glazed side panels and opaque glazed panels above leading to:

Reception Hall
Stairs with feature balustrade and hand rail leading to the first floor with a storage cupboard beneath, Karndean style flooring which extends through into the dining/living kitchen, the electricity meter and electric consumer unit is housed in a fitted cupboard, radiator, two power points and panelled doors leading to the lounge, dining/living kitchen and ground floor w.c.

Ground Floor w.c.
Having a low flush w.c. and hand basin, opaque double glazed window and Karndean style flooring.

Lounge/Sitting Room
Double glazed box bay window to the front, feature chimney breast with a wooden beam mantle and tiled hearth, eight power points, aerial point and power point for a wall mounted TV and four 5 amp lamp sockets.

Dining/Living Kitchen
This extended part of the property provides an open plan living space with the kitchen area being fitted with quality grey Shaker style units and contrasting work surfaces and includes a 1½ bowl sink with a mixer tap and a four ring induction hob set in a work surface which extends to two sides and has an integrated dishwasher, cupboards, wide drawers and a recycling pull out bin cupboard below, double oven, with cupboards above and below, integrated upright fridge/freezer, matching eye level wall cupboards and a hood with a back plate to the cooking area, central island with cupboards and a wine cooler below providing seating for four people along two sides, feature arched recess in the chimney breast with a brick hearth and double glazed windows to either side, bi-folding doors leading out to the rear garden, recessed lighting to the ceiling in the kitchen and dining areas, two feature vertical radiators, Karndean style flooring extending across the whole of this room and into the utility room, aerial and power point for a wall mounted TV and twelve power points in the sitting and dining areas.

Utility Room
The utility room is fitted with matching units to the kitchen and includes a work surface which extends to two walls with cupboards and space for both a tumble dryer and automatic washing machine below, matching eye level wall cupboards, Ideal boiler housed in a fitted cupboard, radiator, recessed lighting to the ceiling, double glazed window to the side and Karndean style flooring.

First Floor Landing
The enlarged landing has the feature balustrade with an oak hand rail leading from the stairs onto the landing, opaque double glazed window to the side, radiator and panelled doors to:

Bedroom 1
Having two double glazed windows to the rear, twelve power points, aerial and power point for a wall mounted TV and two 5 amp lamp sockets.

En-Suite
The en-suite to this main bedroom has a large walk-in shower with an electric shower, tiling to three walls and a glazed door, pedestal wash hand basin and a low flush w.c., opaque double glazed eye level window and a chrome ladder towel radiator.

Bedroom 2
This room could alternatively be used as the main bedroom and has a double box bay window to the front, aerial and power point for a wall mounted TV, ten power points, five 5 amp lamp sockets, radiator and a feature recess in the chimney breast.

Bedroom 3
Double glazed window to the side, radiator, aerial and power point for a wall mounted TV, ten power points and four 5 amp lamp sockets.

Bedroom 4
Double glazed window to the front, ten power points, aerial and power point for a wall mounted TV and four 5 amp lamp sockets.

Bathroom
The main bathroom will have a white suite with a bath having a mains flow shower system over, tiling to three walls and a protective glazed screen, hand basin and a low flush w.c., chrome ladder towel radiator and an opaque double glazed eye level window.

Outside
At the front of the property there is a lawned area and a double width pebbled driveway which extends down the left hand side of the house where there will be a fence and gate providing access to the rear garden. The drive will provide off road parking for several vehicles and the garden is kept private by having a wall to the front and right hand side with a low level wall to the left. To the right hand side of the property there is a fence and gate which provides access to a bin storage area and to the left of the house there is an external tap.

The rear garden has been landscaped with a stoned seating area extending across the rear of the house and this leads to a further stoned seating area running down the left hand side of the garden, there is a newly laid lawn, quality fencing to the left and rear boundaries and to the right hand side there is a wall. To the right hand side of the house there is a further storage area and a shed which provides an outside storage facility.

Directions
Proceed out of Long Eaton along Tamworth Road and at the island continue straight over into Sawley. Charnwood Avenue can be found as a turning on the right hand side and the property identified by our for sale board.
7993AMMP

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 - Unknown
Phone Signal – Unknown
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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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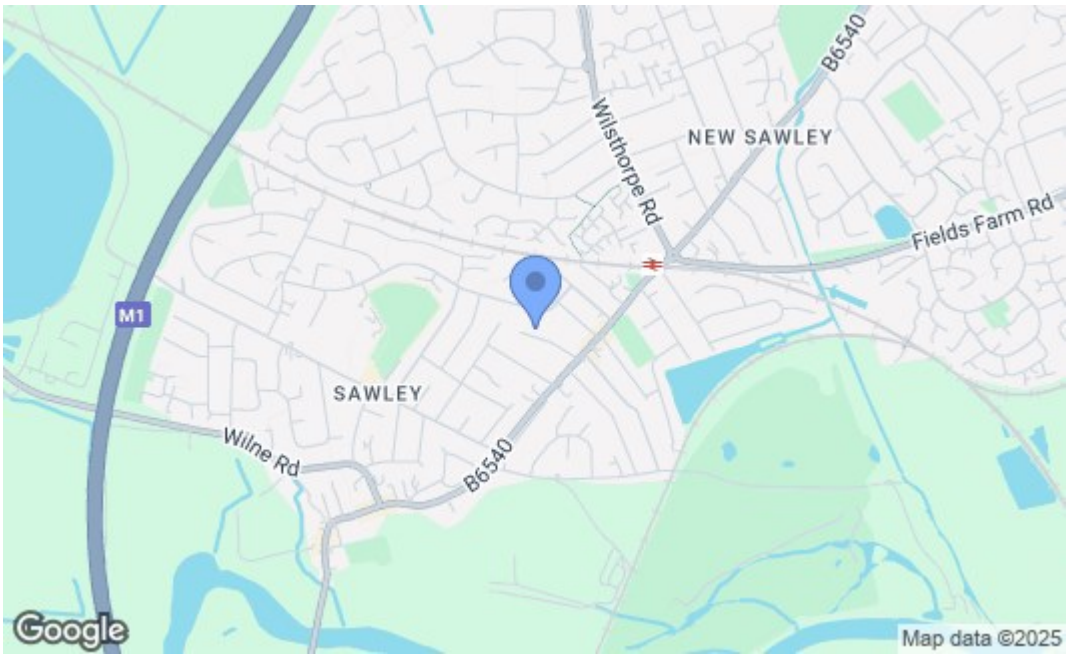

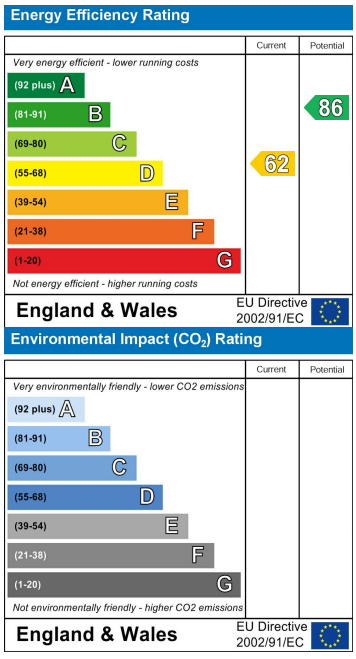

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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