Robert Ellis

look no further...

Elvaston Drive,
Sawley, Nottingham
NG10 3BQ

Price Guide £240-250,000

Freehold

THIS IS A THREE BEDROOM SEMI DETACHED HOME SITUATED ON THIS MOST SOUGHT AFTER ROAD IN SAWLEY WHICH IS CLOSE TO MANY LOCAL AMENITIES AND FACILITIES AND TO OPEN COUNTRYSIDE.

Robert Ellis are pleased to be instructed to market this three bedroom semi detached property which is being sold with the benefit of NO UPWARD CHAIN. The property has been extremely well maintained throughout and we are sure the light and airy accommodation will appeal to a whole range of buyers, from people buying their first property through to families who are looking for three bedrooms and a house which is close to excellent local schools and other amenities. For the size of the accommodation and privacy of the rear garden to be appreciated, we strongly recommend that people do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives all the benefits of having gas central heating and double glazing throughout. In brief the house includes a fully enclosed porch, reception hall, a through lounge which includes a dining area, the kitchen is well fitted with wall and base units and to the first floor the landing leads to the three bedrooms and bathroom. Outside there is an adjoining brick garage with a covered area at the rear, a drive and off road parking at the front with a pebbled area which helps to keep maintenance to a minimum and at the rear there is a private garden which has a patio, lawns and is kept private by having fencing and hedging to the boundaries.

The property is well placed for easy access to local shops with there being a Co-op convenience store on Draycott Road and other local shops on Tamworth Road with the main supermarkets being found in nearby Long Eaton where there are Asda, Tesco and Aldi stores and other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes Trent Lock Golf Club, walks in the nearby open countryside and at Trent Lock 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Fully enclosed porch with a double glazed door to the front which has a matching side panel with an opaque glazed internal door with a glazed side panel leading to:

Reception Hall
Stairs with a feature balustrade and cupboard under leading to the first floor, radiator with a shelf over and a mirror above.

Lounge/Dining Room
25'3 x 11'8 to 9'3 approx (7.70m x 3.56m to 2.82m approx)
The through lounge has double glazed windows with fitted blind to the front and rear, coal effect gas fire set in an Adam style surround with an inset and hearth, two radiators, two wall lights and a serving hatch from the dining area to the kitchen.

Kitchen
10'9 x 8'3 max approx (3.28m x 2.51m max approx)
The kitchen is fitted with wood grain effect finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to two sides and has space for an automatic washing machine, cupboards, drawers, oven and integrated fridge and freezer below, matching eye level wall cupboards with lighting under, hood to the cooking area, tiled walls to the work surface areas, double glazed window to the rear, radiator, recessed lighting to the ceiling, pantry with shelving and a door with an opaque glazed panel leading to the open porch at the rear of the garage.

First Floor Landing
The balustrade continues from the stairs onto the landing, opaque double glazed window to the side and a hatch to the loft.

Bedroom 1
11'4 x 10'7 approx (3.45m x 3.23m approx)
Double glazed window to the front and a radiator.

Bedroom 2
11'3 x 10'6 approx (3.43m x 3.20m approx)
Double glazed window to the rear, radiator, wardrobes to either side of the bed position with cupboards over, two further double built-in wardrobes with cupboards over and a radiator.

Bedroom 3
7'3 x 6'10 approx (2.21m x 2.08m approx)
Double glazed window to the front and a radiator.

Bathroom
The bathroom has a coloured suite with a panelled bath with mixer taps and chrome hand rails, pedestal wash hand basin and a low flush w.c., tiled walls to the bath and sink areas, opaque double glazed window, double mirror fronted wall cabinet, radiator with a rail and mirror above and a Valliant boiler housed in a built-in airing/storage cupboard.

Outside
At the front of the house there is a driveway with block edging in front of the garage and a pebbled area in front of the house which helps to keep maintenance to a minimum, there is a low level wall to he front boundary and a fence to the left hand side.

To the immediate rear of the house there is a walled, slabbed patio area and a path leads down to the bottom of the garden with there being lawns to either side of the path and the lawns extend behind the second garage which is positioned to the right hand side of the garden. There are various beds, a shed and fencing to the side boundaries and hedging running along the rear boundary. There is an outside tap and lighting in the porch by the back door which leads to the garage.

Garage
18'6 x 7'9 approx (5.64m x 2.36m approx)
To the right hand side of the property there is an adjoining brick garage with an up and over door to the front and a window to the rear with a door leading into the covered porch area which provides access to the door from the kitchen. There is a built-in storage cupboard and shelving and space in the garage for a freezer and tumble dryer with power points and lighting being provided.

Second Garage
15'7 x 7'2 approx (4.75m x 2.18m approx)
There is a second garage positioned at the rear of the property which provides an ideal storage facility and this has double doors at the front with glazed inset panels, a window to the side and power and lighting is provided.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over ad into Sawley. Follow the road for some distance and turn right into Draycott Road, left into Shirley Street and left into Elvaston Drive where the property can be found on the right hand side.
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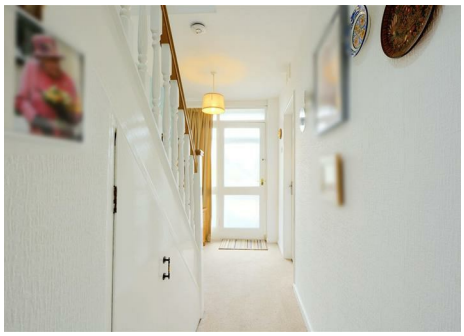
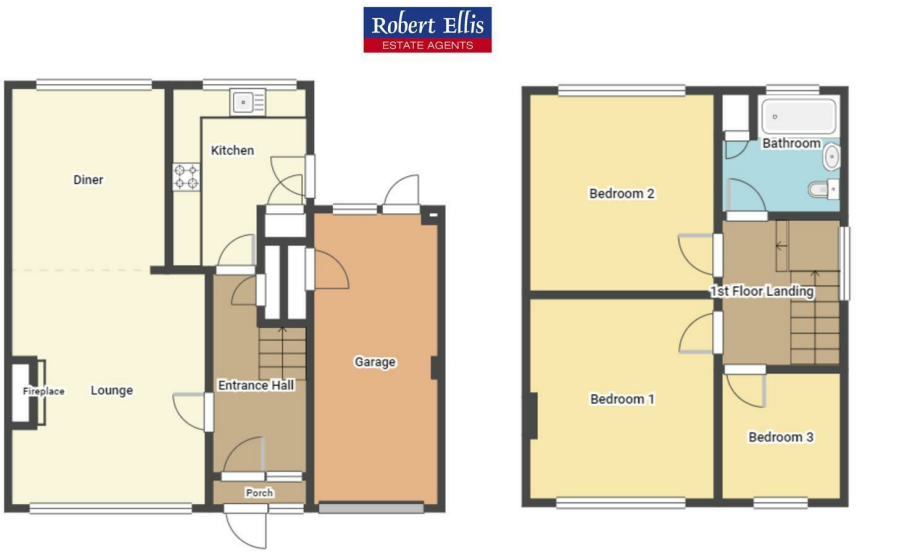
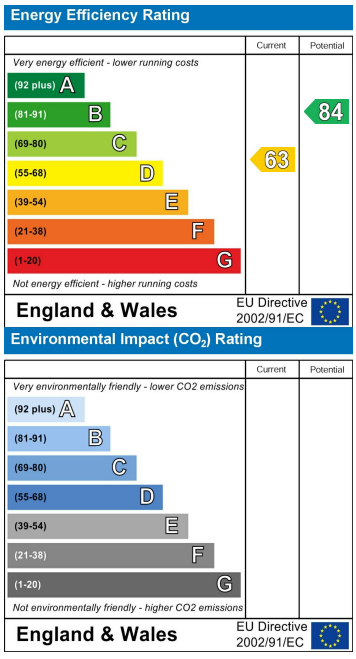
Council Tax
Erewash Borough Council Band B







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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818