Robert Ellis

look no further...

Wilne Close,
Sawley, Nottingham
NG10 3AQ

O/I/R £300,000 Freehold

BEING POSITIONED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS MOST POPULAR RESIDENTIAL AREA, THIS THREE BEDROOM DETACHED PROPERTY HAS RECENTLY UNDERGONE A FULL UPGRADE AND REFURBISHMENT PROGRAMME.

Being situated on Wilne Close which is a lovely quiet cul-de-sac, this three bedroom detached family home is being sold with the benefit of no upward chain and is therefore ready for immediate occupation. The property has been refurbished throughout by the current owner with it having been re-wired, had new gas central heating installed, been re-plastered, had new double glazing, new internal doors and other joinery works replaced and there is a brand new fitted kitchen and luxurious bathroom with a shower over the bath. For all that is included in this property to be appreciated, we strongly recommend that interested parties do take a full inspection which will enable them to also see the size of the plot with a large garden to the left hand side and rear which people will not be able to appreciate by simply taking a glance from the front elevation. The property is close to the amenities and facilities offered by Sawley and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations, the front, side and rear being part rendered, all under a pitched tiled roof and the tastefully finished accommodation which has new floor coverings throughout derives the benefits of a new gas central heating system and newly installed double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall from which there are stairs leading to the first floor and doors to the lounge/sitting room which is positioned at the front of the house and the dining kitchen which has brand new fitted units and integrated appliances and there are double glazed double opening French doors leading from the dining area of this room to the decking at the rear of the house. To the first floor the landing leads to three good size bedrooms and the luxurious bathroom which has a white suite complete with a mains flow shower over the bath position. Outside there is a pebbled area at the front and drive which runs down the right hand side of the house and this provides off the road parking for a number of vehicles and at the rear there is decking leading onto a pebbled area and the large lawned garden to the side of the house, all of which is kept private by having fencing and hedging to the boundaries. There is outside lighting around the property and an outside water supply provided.

Sawley is a very popular residential area which has schools for younger children, healthcare and a number of local shops with further supermarkets being found in nearby Long Eaton where there are also many other retail outlets, healthcare and sports facilities which includes the Trent Lock Golf Club, there are schools for older children found in Long Eaton, walks in the surrounding picturesque countryside and 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Stylish composite front door with three inset opaque glazed panels leading to:

Reception Hall
Stairs leading to the first floor, boiler and electric consumer unit housed in a built-in cupboard, radiator and panelled doors to the rooms from the hall to:

Lounge/Sitting Room
13'2 x 11'7 approx (4.01m x 3.53m approx)
Double glazed window to the front, radiator and aerial and power point for a wall mounted TV.

Dining Kitchen
18'7 x 8'7 approx (5.66m x 2.62m approx)
The kitchen has been completely re-fitted and has grey finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to two walls and has space and plumbing for an automatic washing machine, cupboards, oven, integrated dishwasher, drawers and wine rack below, matching eye level wall cupboards and wine rack with a hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear, double glazed French doors with matching side panels leading out from the dining area to the decking at the rear of the property, radiator, aerial and power point for a wall mounted TV and recessed lighting to the ceiling.

First Floor Landing
Double glazed window to the side, hatch to loft and new panelled doors to the bedrooms and bathroom.

Bedroom 1
11'7 x 11'7 approx (3.53m x 3.53m approx)
Double glazed window to the front, aerial and power point for a wall mounted TV and a radiator.

Bedroom 2
10'9 x 10'4 approx (3.28m x 3.15m approx)
Double glazed window to the rear, aerial and power point for a wall mounted TV and radiator.

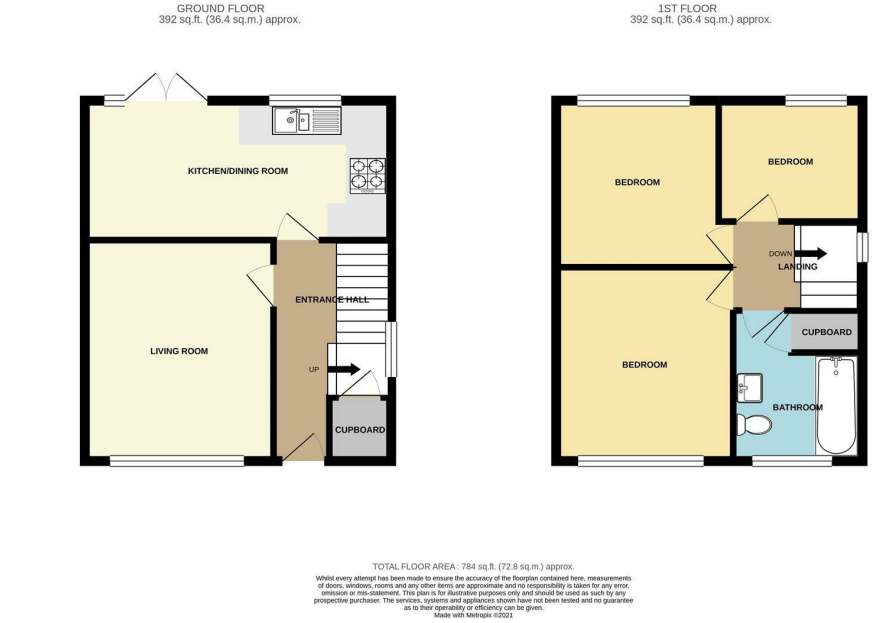
Bedroom 3
7'6 x 7'2 approx (2.29m x 2.18m approx)
Double glazed window to the rear, radiator and aerial and power point for a wall mounted TV.

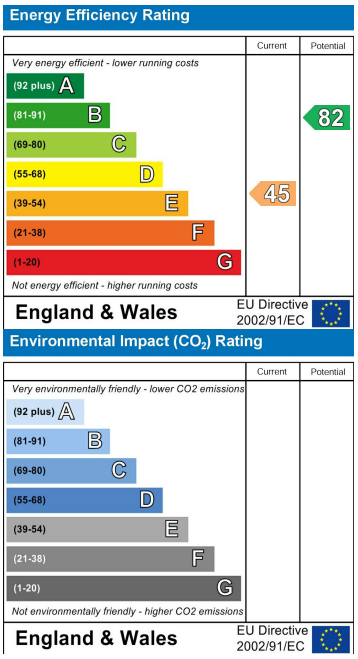
Bathroom
The luxurious bathroom has a white suite including a panelled bath with chrome hand rails and a mains flow shower over with a rainwater shower head and hand held shower with a protective screen to the side of the bath, low flush w.c. and hand basin with mixer tap and double cupboard under, fully tiled walls to the bath area with the rest of the bathroom being half tiled, opaque double glazed window, tiled flooring, recessed lighting to the ceiling and built-in storage cupboard with a light.

Outside
At the front of the property there is a pebbled driveway which extends across the front of the house and down the right hand side to where there is car standing or space to put a garage or similar building. To the left of the property there is a gate leading to the garden at the side and there is access via the right hand side to the rear garden. To the immediate rear of the house there is a decked area with steps leading down to a pebbled section of the garden and then there is the large lawned area to the side of the house with a pebbled path leading around the side to the front. The garden is kept private by having fencing and hedges to the boundaries, there is an outside water supply and outside lighting provided to the front, side and rear.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge and into Sawley. Continue for some distance and just after the bend take the right hand turning into Wilne Road following the road round and right into Wilne Close.
6581AMMP

Agents Notes
The EPC was carried out prior to improvement works being carried out and would now show a higher rating.





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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