Robert Ellis

look no further...

Grosvenor Avenue,
Sawley, Nottingham
NG10 3FQ

Price Guide £225-230,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY WHICH HAS BEEN EXTENDED AT THE REAR TO PROVIDE ENLARGED GROUND FLOOR LIVING ACCOMMODATION WHICH NOW INCLUDES A WRAP AROUND CONSERVATORY TO THE REAR.

Robert Ellis are pleased to be instructed to market this two double bedroom semi detached property which is being sold with the benefit of no upward chain and is therefore ready for immediate occupation by a new owner. The property offers ideal accommodation for a whole range of buyers, from people purchasing their first property to those who might by downsizing from a larger home and looking for a property which is well placed and easy to maintain. For the size of the accommodation and privacy of the landscaped rear garden to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Sawley and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property stands back from Grosvenor Avenue with a block paved parking area at the front and the house is constructed of brick to the external elevations under a pitched tiled roof. The tastefully finished accommodation derives the benefit of gas central heating and double glazing and being entered through a fully enclosed porch has a reception hall from which the stairs lead to the first floor and a door takes you into the lounge which has a bay window and a feature fireplace and from this room there is a door taking you into the middle dining/sitting room and off this large living space there is the well fitted kitchen which has wood grain effect wall and base units and integrated appliances. There is also an understairs storage cupboard off the dining room and a utility cupboard where there is an automatic washing machine which will remain at the property when it is sold. To the first floor the landing leads to the two double bedrooms, the main bedroom having ranges of mirror fronted wardrobes and the luxurious shower room which includes a large walk-in shower with a mains flow shower system, shower boarding to the walls and glazed protective screens. Outside there is block paved car standing at the front and there is a path running down the right hand side to the rear where the garden has been designed to keep maintenance to a minimum with there being a large Indian Sandstone paved area which has borders to the sides and at the bottom of the garden there is a large wooden storage shed with the garden being kept private by having quality fencing to the boundaries.

The property is within walking distance of the Co-op convenience store on Draycott Road with there being more shopping facilities on Tamworth Road and large supermarkets can be found in Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets, there are local schools for younger children which are within walking distance with The Long Eaton School also being within easy reach, there are healthcare facilities, walks in the surrounding picturesque countryside and at Trent Lock, there are a wide variety of pubs and restaurants 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 runs at regular intervals along nearby Tamworth Road, Long Eaton train station is within walking distance and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
A fully enclosed reception porch having a opaque half double glazed front door and opaque double glazed windows to the front and side with tiled sills and there is a tiled floor. There is a composite front door with glazed panels leading to:

Reception Hall
Stairs with hand rail leading to the first floor, radiator and laminate flooring which runs through into:

Lounge
11'6 x 11'3 plus bay approx (3.51m x 3.43m plus bay approx)
Double glazed bay window to the front, electric flame effect fire set in a feature oak Adam style fireplace with an inset and hearth, fitted shelving to either side of the chimney breast, radiator and laminate flooring.

Dining/Sitting Room
11'8 x 11'5 approx (3.56m x 3.48m approx)
This second reception room opens into the kitchen and has a radiator, laminate flooring and shelves to either side of the chimney breast.

Understairs Cupboard
Having a double glazed window to the side, cloaks hanging and electricity meter and electric consumer unit are housed in this cupboard.

Utility Cupboard
There is a second walk-in storage area off the dining room and this houses the Baxi boiler (3½ years old) and is also fitted with a Hotpoint automatic washing machine which is approx 3 years old and will remain at the property when it is sold. There is shelving to two walls and a light within this utility cupboard.

Kitchen
10'8 x 8'4 approx (3.25m x 2.54m approx)
The kitchen is fitted with wood grain effect units with brushed stainless steel fittings and has a stainless steel sink and an electric oven and four ring gas hob set in a work surface which extends to three sides and has cupboards with the corner cupboards having pull out racked shelves, an upright racked pantry style cupboard, space for a fridge/freezer, two eye level wall cupboards, plate rack and shelf unit, tiling by the work surface areas, and a Velux window in the vaulted ceiling which also has recessed lighting, double glazed door leading into the conservatory and wood grain effect tiled flooring.

Wraparound Conservatory
14'7 reducing to 3'6 x 15'7 reducing to 6'2 approx (4.45m reducing to 1.07m x 4.75m reducing to 1.88m)
The conservatory is a recent addition to the property and this has double glazed double opening French doors leading out to the rear garden, double glazed windows to three sides and double glazed patio doors leading out to the side, polycarbonate roof, laminate flooring, outside tap and power points.

First Floor Landing
Opaque double glazed window to the side, hatch to loft with a folding wooden ladder and doors to:

Bedroom 1
15'4 reducing to 12' x 11'3 approx (4.67m reducing to 3.66m x 3.43m approx)
The main bedroom is positioned at the front of the property and has a double glazed window to the front, two double mirror fronted wardrobes, fitted shelving between the wardrobes and there is also an aerial point and a power point for a wall mounted TV, radiator and a shelved recess.

Bedroom 2
11'6 x 8'5 approx (3.51m x 2.57m approx)
Double glazed window to the rear, radiator, range of high level cupboards and shelving to one wall.

Shower Room
The shower room includes a large walk-in shower with a mains flow shower system with there being a rainwater shower head and hand held shower, shower panelling to two walls, glazed protective screens, low flush w.c., circular hand basin set in a surface with four drawers below and a tiled splashback and mirror to the wall above, chrome ladder heated towel radiator, recessed lights to the ceiling, laminate flooring and an opaque double glazed window with a tiled sill.

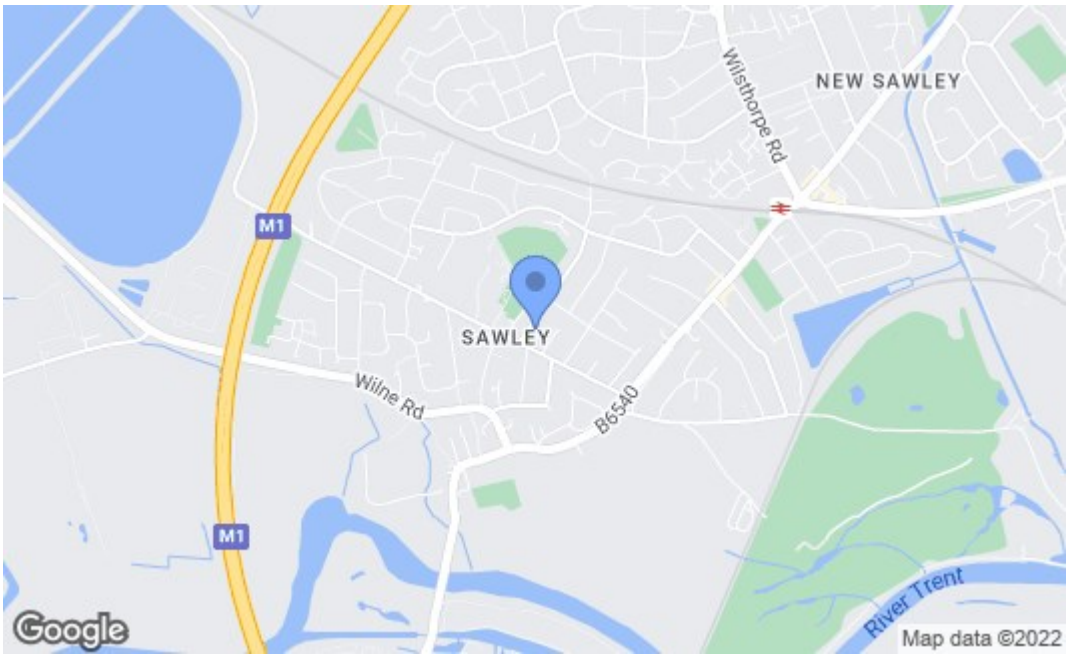
Attic Room
14'3 x 11' max approx (4.34m x 3.35m max approx)
The attic room is accessed via a wooden ladder from the landing and it provides an excellent storage/hobby room facility with two Velux windows to the sloping roof, two ranges of three double fitted low level cupboards, a fitted desk with two shelves above, there are exposed purlins and power and lighting is provided.

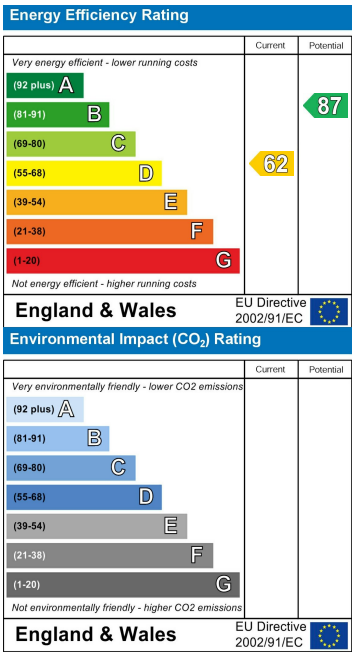
Outside
At the front of the property there is a block paved off the road parking area with a dropped kerb to the road, fencing to the left boundary and to the right a wall and there is a path with a secure gate which provides access to the rear.

At the rear of the property there is a large Indian sandstone patio area with borders to the sides, the garden being kept private by having quality fencing to the boundaries. At the bottom of the garden there is a large wooden shed (15' x 6'3 approx) which provides an excellent storage facility and this has power and lighting provided.

Directions
Proceed out of Long Eaton along Tamworth Road, continuing straight over at the traffic island adjacent to the Railway Station. Proceed through Sawley along Tamworth Road taking the sixth right hand turn into Draycott Road. Proceed along Draycott Road for a short distance, taking the fifth turning on the right into Grosvenor Avenue.
7031AMMP

Council Tax
Band B - £1,534





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