



Fairfield Crescent,
Sawley, Nottingham
NG10 3AH

£750,000 Freehold



A substantial detached farmhouse with a self-contained two-bedroom bungalow, offering exceptional flexibility for family living, multi-generational use or home-and-income potential, set behind gated access in the heart of Old Sawley and within easy reach of main line rail services to London.

The main house provides spacious and adaptable accommodation over two floors. The ground floor features multiple reception rooms, well suited to both family living and home working, alongside a large open-plan dining kitchen which forms the heart of the home and opens directly onto the garden.

Upstairs are five double bedrooms, including a principal bedroom with en-suite shower room, complemented by a well-appointed family bath/shower room. One bedroom is accessed via another, offering flexible use as a dressing room, nursery or study.

Positioned to the rear, the bungalow is fully self-contained with its own entrance and includes a fitted kitchen, lounge, two double bedrooms and a shower room. It forms an integral part of the property rather than a later addition and is ideal for extended family members, guests, older children, offices or potential rental or Airbnb use, with optional internal access to the main house.

Outside, double wooden gates open to a block-paved driveway providing ample off-road parking. The established gardens are mainly laid to lawn with mature planting, seating areas and high boundary walls creating a private and enclosed setting.

Located within the historic village of Old Sawley, the property is well placed for Nottingham, Derby and the wider East Midlands, with excellent access to the M1 and main line rail services providing direct connections to London and across the UK. East Midlands Airport is also easily accessible, making the location particularly attractive for professionals and executive commuters. Nearby countryside attractions include Trent Lock, river and canal walks, cycle routes and established pubs and dining options.

Well suited to executive buyers, professionals working from home, and families seeking flexible accommodation with strong regional and national connectivity, this exceptional offering combines space, versatility and character and is offered for sale with no upward chain.



Reception Hall

A welcoming entrance hall with stained-glass front door, staircase to the first floor, oak flooring and period detailing including corning and dado rails. Doors lead to the utility room and principal living spaces.

Utility Room

6'8 x 6'4 approx (2.03m x 1.93m approx)

A practical space with an opaque rear window, oak flooring and access to the cellar, ideal for laundry and additional storage.

Ground Floor w.c.

Fitted with a low-level WC and wash basin set into a granite-topped vanity unit, with oak flooring and an opaque window.

Through Lounge

21'6 x 14'9 approx (6.55m x 4.50m approx)

A generous principal reception room with windows to the front and side and French doors opening onto the rear garden. Features include a coal-effect gas stove set within a decorative fireplace, oak flooring and period corning.

Sitting Room

14'7 x 14'7 approx (4.45m x 4.45m approx)

A comfortable secondary reception room with a front-facing window, feature fireplace with cast-iron inset and fitted shelving to either side of the chimney breast.

Rear Hall/Boot Room

12'4 x 6'4 approx (3.76m x 1.93m approx)

A useful transitional space with a stable door opening to the garden, flagstone flooring and fitted storage cupboards.

Lobby

12' x 7'4 approx (3.66m x 2.24m approx)

Providing access to an additional versatile reception room suitable for a range of uses.

Office/Study

15'4 reducing to 11'4 x 13'7 approx (4.67m reducing to 3.45m x 4.14m approx)

A characterful room ideal for home working or hobbies, with quarry tiled flooring, exposed ceiling beam, desk-height power and data points, and internal access to the annex.

Ground Floor w.c. (Secondary)

Additional cloakroom fitted with a low-level WC, wall-mounted basin, quarry tiled flooring and extractor fan.

Dining Kitchen

21'5 max x 15'7 approx (6.53m max x 4.75m approx)

A spacious open-plan dining kitchen forming the heart of the home, fitted with hand-painted units, granite work surfaces and a central island. Features include a Belfast sink, range cooker, exposed beams, Velux windows and French doors opening to the garden.

First Floor Landing

A bright landing with feature balustrade, built-in storage cupboards (one housing the boiler), loft access and doors to all first-floor rooms.

Bedroom 1

14'7 x 13'4 approx (4.45m x 4.06m approx)

A spacious principal bedroom with dual-aspect windows, feature cast-iron fireplace and period corning.

En-Suite Shower Room

Fitted with a walk-in mains shower with rainfall head, WC and vanity basin, heated towel rail and complementary tiling.

Bedroom 2

15' x 11'5 approx (4.57m x 3.48m approx)

A generous double bedroom with front-facing window and period corning.

Bedroom 3

15'6 x 14'2 approx (4.72m x 4.32m approx)

A further large double bedroom with dual-aspect windows, built-in shelving and corning.

Bedroom 4

14'2 x 13'3 approx (4.32m x 4.04m approx)

A characterful bedroom with vaulted ceiling, exposed beams, Velux window and feature fireplace, with direct access to Bedroom Five.

Bedroom 5

14'5 x 15'2 approx (4.39m x 4.62m approx)

A large and flexible double bedroom with vaulted ceiling, exposed beams, Velux window and feature fireplace, suitable as a bedroom, dressing room or study.

Family Bath/Shower Room

Well-appointed with a large walk-in shower, WC, wash basin, heated towel rail and opaque window.

Bungalow

The bungalow is positioned to the rear of the main property and may operate independently or be accessed internally, offering excellent flexibility.

Entrance

Accessed via a stable-style door with leaded opaque glazing.

Kitchen

14'2 x 7'5 approx (4.32m x 2.26m approx)

Fitted with wood-fronted units and granite work surfaces, incorporating space for appliances, pantry storage, quarry tiled flooring and a side-facing window.

Hallway

A central hallway with loft access, radiator and doors leading to both bedrooms and the lounge.

Lounge/Sitting Room

14'2 x 13'7 approx (4.32m x 4.14m approx)

A bright reception room with vaulted ceiling, French doors opening to the garden, feature marble fireplace and internal access to the main house if required.

Bedroom 1

10'7 x 10'9 approx (3.23m x 3.28m approx)

A well-proportioned double bedroom with fitted wardrobes, side window and radiator.

Bedroom 2

10'7 x 10'9 approx (3.23m x 3.28m approx)

A second double bedroom of similar size, also with fitted wardrobes and a side-facing window.

Jack and Jill En-Suite

Positioned between the two bedrooms and fitted with a shower enclosure, WC, wash basin, heated towel rail and opaque window.

Outside

Low-level boundary walls define the front of the property, with a graveled driveway to the side leading through double opening wooden gates to the rear. The immediate rear provides a large block-paved parking area, opening onto a seating area adjoining the house. Lawned gardens with box hedging run alongside the driveway, complemented by established planting and mature trees which provide a good degree of natural screening to the rear boundary. Boundary walls enclose the side and rear, and a summerhouse/shed positioned at the bottom of the garden is included in the sale. Outside lighting and a water supply are provided.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance and after the bend turn right into Fairfield Crescent and the property can be found on the left. 8336AMMP

Council Tax

Erewash Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal –EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

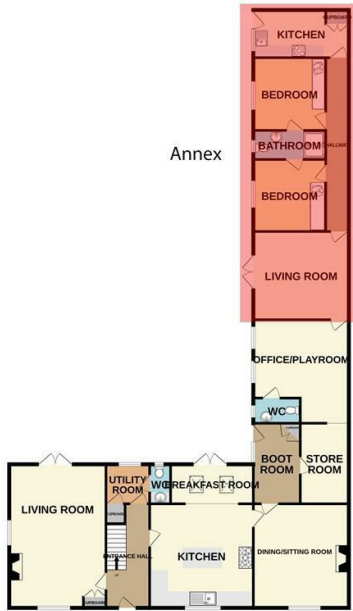
Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR
2040 sq.ft. (189.5 sq.m.) approx.

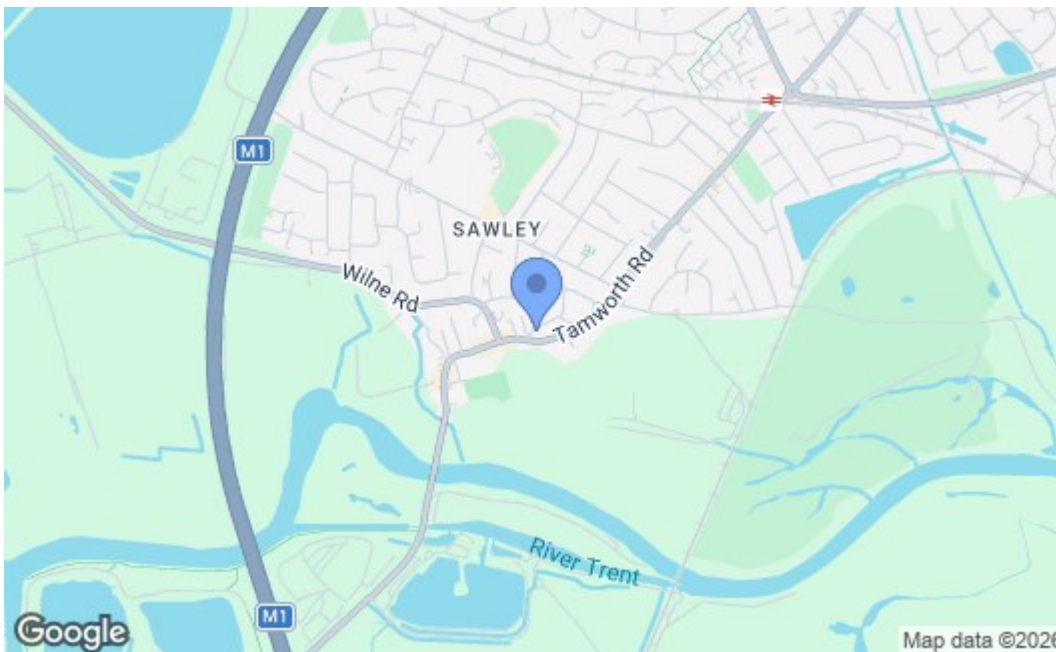
1ST FLOOR
1262 sq.ft. (117.2 sq.m.) approx.



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TOTAL FLOOR AREA: 3302 sq.ft. (306.7 sq.m.) approx.

While every effort 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 is given as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | 67 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | 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.