Robert Ellis

look no further...

Victoria Street,
Sawley, Nottingham
NG10 3ET

£310,000 Freehold

AN EXTENDED DETACHED FAMILY HOME WITH THREE GOOD SIZE BEDROOMS SITUATED IN THE HEART OF SAWLEY.

Robert Ellis are delighted to bring to the market a traditional double fronted property which has been very well maintained by the current owners and will suit a wide range of buyers. Over recent years the property has been re-decorated throughout and also has a newly fitted kitchen with built-in appliances and solid oak work surfaces. The master bedroom benefits from built-in wardrobes and an en-suite shower room, the attic has been fully boarded to offer great storage and is accessed via a staircase from the second bedroom and to the rear there is a good size and well established rear garden. An early internal viewing is highly recommended to really appreciate what this property has to offer.

The property benefits from modern conveniences such as gas central heating and double glazing and there is also a log burner in the lounge. In brief the accommodation comprises of an entrance hall, a newly fitted kitchen, living room which is open to a sitting room that has sliding doors to the conservatory overlooking the rear garden and to the first floor there are three good size bedrooms, the master benefiting from an en-suite shower room, a separate family bathroom and there are stairs from the second bedroom leading to the attic which is fully boarded for the full width of the house and has a light. Outside the property sits back from the road, being privately enclosed with a brick wall and there is a secure gate at the side leading to a rear garden which is well established and has a brick shed with light and power.

Sawley is a very popular area which has a number of local shops including a Co-op convenience store on Draycott Road, there are excellent schools for younger children with The Long Eaton School for older children being within easy reach, healthcare and sports facilities which include Trent Lock Golf Club are at hand, there are several local pubs and restaurants in Sawley and at Trent Lock and the property is almost adjacent to open countryside where there are walks to Church Wilne and Trent Lock and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, stairs to the first floor and door to:

Kitchen
11'4 x 9'9 approx (3.45m x 2.97m approx)
Wall, base and drawer units with solid oak work surfaces, tiled walls and splashbacks, sink and drainer unit with mixer tap over, integrated dishwasher, built-in fridge and separate freezer, island with additional storage, eye level oven and microwave, induction hob with extractor hood over, integrated washing machine, UPVC double glazed windows to the front and rear, radiator, spotlights, door to understairs storage cupboard, vinyl tiled floor and door to:

Inner Hallway
Composite rear exit door, vinyl tiled floor and door to sitting room.

Lounge
11'6 x 10'2 approx (3.51m x 3.10m approx)
UPVC double glazed window to the front, radiator, log burner with Adam style surround and tiled hearth, telephone point and open to:

Sitting Room
17'3 x 11'5 approx (5.26m x 3.48m approx)
Two vertical modern radiators, UPVC double glazed window tothe side, TV point, door to inner lobby and UPVC sliding doors to:

Conservatory
10'8 x 9'6 approx (3.25m x 2.90m approx)
A brick base conservatory with UPVC double glazed windows and French doors to the rear garden, electric wall heater and tiled floor.

First Floor Landing
Doors to:

Bedroom 1
11'5 x 10'9 approx (3.48m x 3.28m approx)
UPVC double glazed window to the rear, radiator, built-in wardrobes with sliding doors, door to a separate storage cupboard currently used as a wardrobe and door to:

En-Suite
Walk-in shower cubicle with shower from the mains, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, tiled floor, radiator and UVPC double glazed window to the side.

Bedroom 2
11'5 x 10'2 approx (3.48m x 3.10m approx)
UPVC double glazed window to the front, radiator and door giving access to the stairs leading to the attic which is fully boarded and has a light. A very useful storage space and spans the whole width and length of the property.

Bedroom 3
8'2 x 7'2 approx (2.49m x 2.18m approx)
UPVC double glazed window to the front, built-in wardrobes, radiator, coving to ceiling.

Bathroom
A white three piece suite comprising of a panelled bath with swan neck mixer tap over, electric shower over, low flush w.c., pedestal wash hand basin, fully tide walls and splashbacks, extractor fan, chrome heated towel rail, tiled floor, spotlights, UPVC double glazed window to the side.

Outside
The property is set back from the road, privately enclosed with a walled boundary having gravelled borders and a path to the front entrance door. To the side there is access to the rear garden through a secure gate where immediate to the property there is an Indian sandstone patio area which leads to the predominantly laid lawn, surrounded by borders full of mature shrubs and flowers. The garden is privately enclosed with brick boundaries and there is an outside tap.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right onto Victoria Street and the property can be found on the right as identified by our for sale board.
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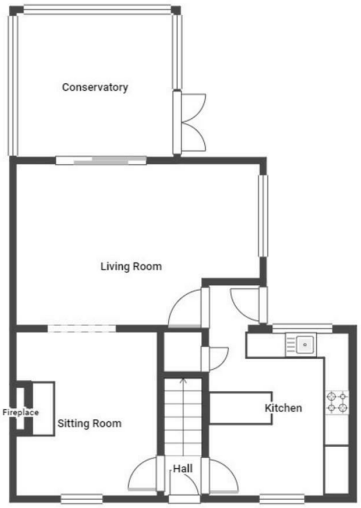

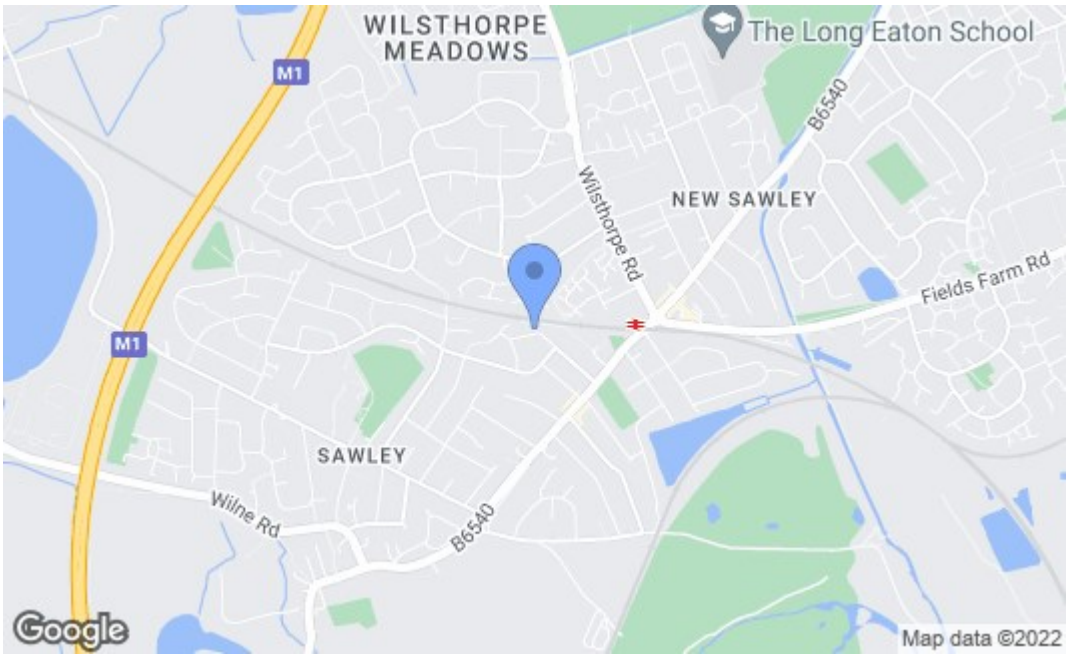

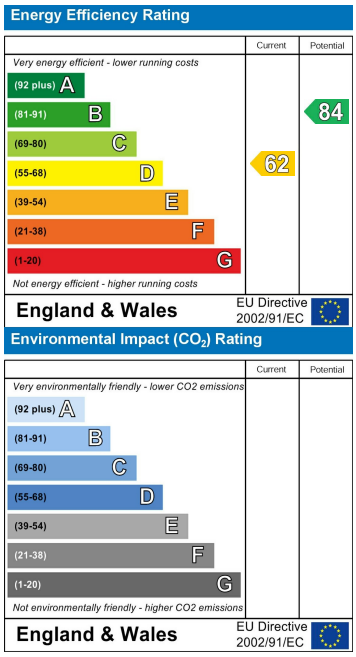

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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