

# Robert Ellis

*look no further...*



Reedman Road,  
Sawley, Nottingham  
NG10 3FE

**£375,000 Freehold**

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@robertellisea





A VERY WELL PRESENTED DETACHED FAMILY HOME IN A POPULAR LOCATION.

A great opportunity to purchase a spacious property that has been well maintained and updated by the current owners who have lived in the property for the last 40 years.

This attractive 1930's era house has an entrance porch that opens into the light and airy inner hallway with understairs storage, stairs rising to the first floor and doors accessing the ground floor accommodation. There is a spacious dining room with a bay window that would be perfect for entertaining. The separate living room provides excellent views of the impressive rear garden. There is a modern fitted kitchen that has suitable storage and space for the usual kitchen appliances.

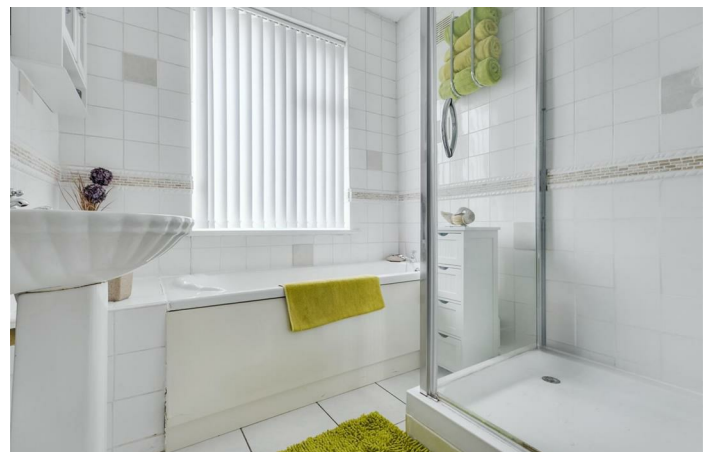
The first floor landing gives access to the three bedrooms, there are two double sized and one large single. The modern fitted family bathroom has a three piece white suite comprising of a shower cubicle, bath and sink with a separate w.c..

To the second floor, there is a landing and door access to a further double bedroom. There are two skylight windows to the side and rear elevation. The room has power and light and is a key feature and great addition to the property.

The outside areas to this property are exceptional and would appeal. There is a driveway to the front with access to the single garage. The rear garden is south west facing with a paved patio and raised decked seating areas where you can enjoy the views. There are raised beds that are well stocked and a central lawned area.

The property is well placed for easy access to several shops found on Tamworth Road, there are local schools for younger children with The Long Eaton School for older children also being within easy walking distance of the property, there are healthcare and sports facilities which include Trent Lock Golf Club and West Park Leisure Centre, walks at Trent Lock and the surrounding picturesque countryside 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 the Airport, Long Eaton station is within a few minutes walk of the property and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

This well presented 1930's detached house would suit a variety of buyers especially a growing family, contact Robert Ellis to arrange your viewing.



### Porch

UPVC double glazed door with UPVC double glazed light panels either side, two wall lights, tiled floor and UPVC panel and double glazed door with decorative light panels either side leading to:

### Hallway

Wood effect laminate flooring, radiator, understairs storage cupboard with a light and housing the wall mounted Baxi boiler and electric fuse board.

### Living Room

11'11" x 11'11" approx (3.65m x 3.64m approx)

UPVC double glazed patio doors to the rear, wood effect laminate flooring, Living Flame effect gas fire with timber surround and marble insert and hearth, coving.

### Dining Room

11'10" x 13'5" into bay approx (3.61m x 4.11m into bay approx)

UPVC double glazed bay window with fitted shutters to the front, radiator, Living Flame effect gas fire with timber surround and marble insert and hearth, coving.

### Kitchen

15'3" x 7'9" approx (4.65m x 2.38m approx)

UPVC double glazed door and windows to the rear, obscure UPVC double glazed door into the garage. Shaker style wall, base and drawer units with laminate work surfaces over, inset stainless steel sink and drainer, space for a Range style cooker, Stoves stainless steel extractor over, space and plumbing for a washing machine and dishwasher, space for a tall fridge freezer and tiled floor.

### First Floor Landing

UPVC double glazed window to the side, stairs to the loft room and doors to:

### Bedroom 1

11'11" x 11'11" approx (3.65m x 3.65m approx)

UPVC double glazed window to the rear, fitted wardrobes with shelving and hanging space, radiator, coving.

### Bedroom 2

11'10" max x 11'10" approx (3.63m max x 3.62m approx)

UPVC double glazed window to the front, fitted wardrobes with shelving and hanging space, radiator, coving.

### Bedroom 3

12'1" x 7'11" approx (3.69m x 2.42m approx)

UPVC double glazed window to the rear, radiator, coving and wood effect laminate flooring.

### Shower Room

6'10" x 8'3" approx (2.09m x 2.52m approx)

Three piece white suite comprising of a bath, pedestal wash hand basin and fully enclosed shower cubicle with mains fed shower over, tiled walls and floor, radiator, storage cupboard.

Separate w.c.

Obscure UPVC double glazed window to the side, low flush w.c., tiled floor and part tiled walls.

### Second Floor Landing

Obscure UPVC double glazed window to the side and door to:

### Bedroom 4

19'5" x 11'10" approx (5.94m x 3.61m approx)

Two timber sky light windows to the side and rear, wood effect laminate flooring, wall mounted electric heater and eaves storage.

### Outside

There is a Presscrete driveway to the front providing off road parking for approx one vehicle. Mature bushes to the borders and a large pebbled, low maintenance area.

The rear garden is South-West facing with a large lawned garden, raised beds, well stocked borders with shrubs and bushes, paved patio area, two storage sheds and a wooden fence to the boundaries.

### Garage

22'10" x 7'7" approx (6.98m x 2.33m approx)

Up and over door to the front, obscure UPVC double glazed pedestrian door to the rear garden, power and light.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Reedman Road can then be found as a turning on the left hand side.

8780AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 67mbps Ultrafast 1800mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

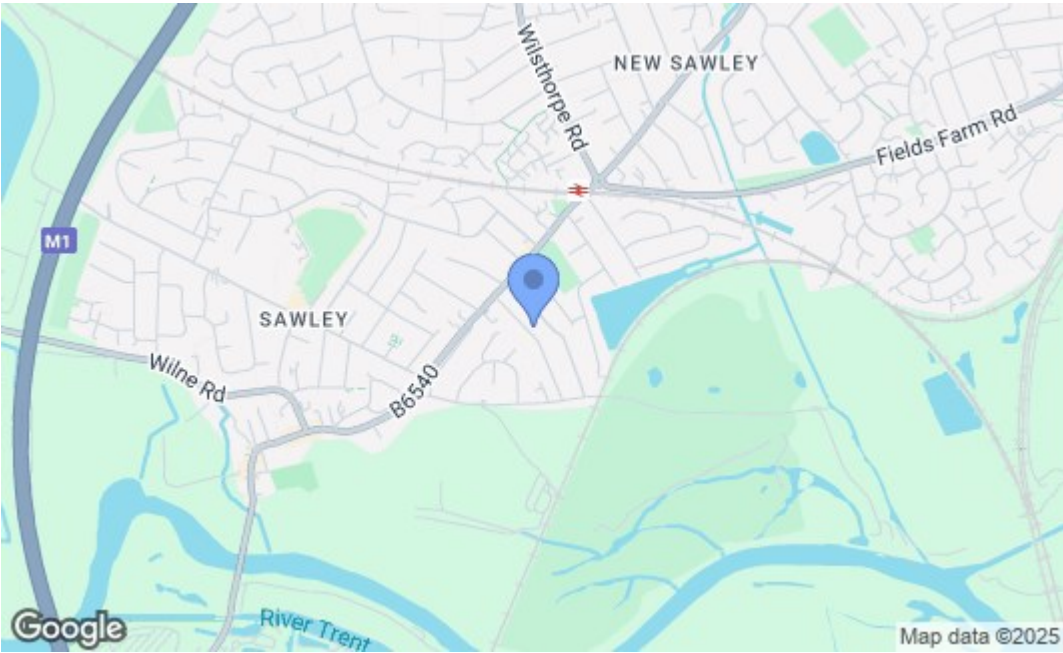
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.