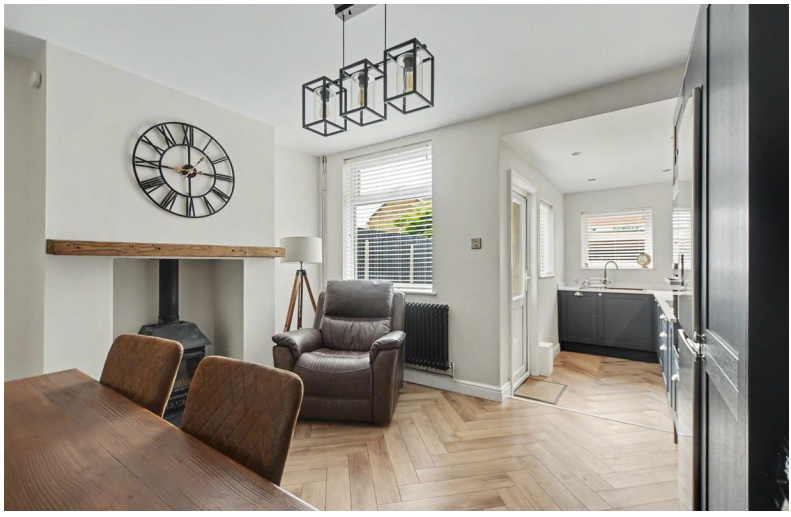
Robert Ellis

look no further...



Portland Road,
Sawley, Nottingham
NG10 3FN

£240,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TWO BEDROOM SEMI DETACHED HOUSE THAT IS ALL UPTO DATE AND READY FOR YOU TO MOVE STRAIGHT IN AND ENJOY YOUR NEW HOME!

Robert Ellis are delighted to market this lovely home that will certainly appeal to a variety of buyers. The composite entrance door is on the side elevation and opens into the property with stairs rising to the first floor and oak doors leading to living room and open plan kitchen diner. The living room has a bay window to the front and is a generous size. The open plan kitchen dining area is a great living space with a wood burning stove, feature herringbone style flooring and the kitchen is modern fitted with integral appliances.

The two bedrooms are double in size and the bathroom is impressive with a four piece suite including a roll top clawfoot freestanding bath. The gardens to the front and rear have been landscaped and offer low maintenance. There is a paved seating area and a garden room with power and light which offers versatile usage options.

The property is within easy reach of a Co-op convenience store on Draycott Road with other shopping facilities found in Sawley and at Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are schools for younger children within walking distance of the property with schools for older children also being within easy reach, walks at Trent Lock and along the banks of the River Trent and in the surrounding picturesque countryside, there are sports facilities including the Trent Lock golf club, various local pubs and restaurants in Sawley and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, stations at Long Eaton and East Midlands Parkway , East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Side Entrance
Composite entrance door with obscure double glazed light panel over, stairs to the first floor, wood effect Herringbone style LVT flooring, oak doors to the living and dining room.

Living Room
10'9" plus bay x 12'10" into recess (3.3m plus bay x 3.93m into recess)
UPVC double glazed bay window to the front, radiator, wall mounted gas fire (not tested).

Dining Kitchen

Dining Area
12'10" x 10'9" approx (3.93m x 3.29m approx)
The dining area has a UPVC double glazed window to the front, black cast iron style radiator, Herringbone style LVT flooring, feature fireplace, log burning stove with a feature timber mantle sat upon a tiled hearth, oak door to the understairs storage cupboard having a light and housing the consumer unit. Wall units with space for a tall fridge freezer, integrated single electric oven, microwave and step down into the kitchen area.

Kitchen Area
5'8" x 9'9" approx (1.73m x 2.98m approx)
Two UPVC double glazed windows to the rear, panel and double glazed door to the rear, continuation of the Herringbone style LVT flooring, Shaker style wall, base and drawer units with marble effect laminate work surfaces over with matching upstand, cupboard housing the central heating combination boiler, composite sink and drainer with black mixer tap, integrated electric hob with glass splashback and extractor over, integrated dishwasher and washing machine and ceiling spotlights.

First Floor Landing
Radiator, access hatch to the fully boarded loft with a drop down ladder and oak doors to:

Bedroom 1
10'11" x 12'11" approx (3.35m x 3.94m approx)
UPVC double glazed window to the front, radiator, storage cupboard with oak door having a hanging rail and shelf.

Bedroom 2
10'9" x 9'10" approx (3.3m x 3.02m approx)
UPVC double glazed window to the rear, radiator.

Bathroom
5'8" x 9'5" approx (1.74m x 2.89m approx)
Obscure UPVC double glazed window to the rear, four piece white suite comprising of a roll top, claw foot bath with chrome taps, pedestal wash hand basin, low flush w.c., quadrant sliding door shower enclosure with a rainwater shower head, chrome heated towel rail, half tiled walls, tiled floor and extractor.

Outside
To the front of the property there is a paved area with decorative chippings, low level wooden fence to the boundary.

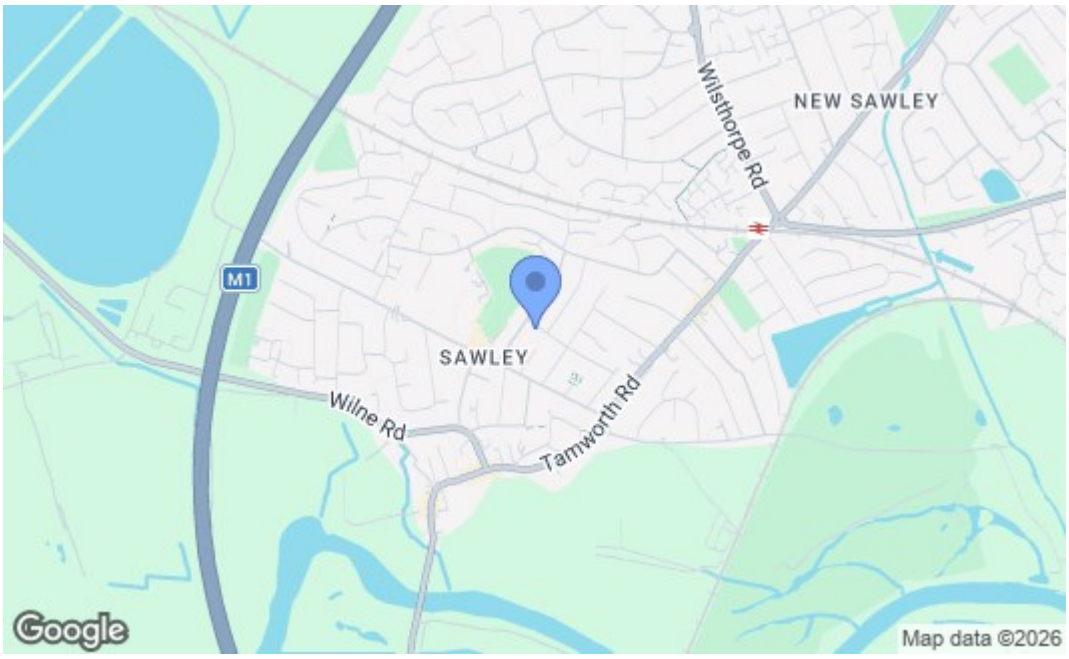
To the rear there is a paved patio area, artificial lawn, wooden fence to the boundaries and timber gate to the rear, external power and light.

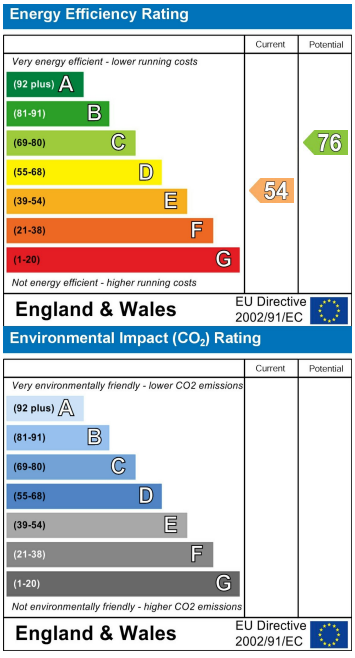
Summer House
14'4" x 12'0" approx (4.39m x 3.67m approx)
Timber construction with power and light, bi-fold doors, external lighting.

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 turn right onto Draycott Road and right again onto Portland Road where the property can be found on the left as identified by our for sale board.
9271MH

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 5mbps Superfast 41mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
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





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