Robert Ellis

look no further...

Draycott Road,
Sawley, Nottingham
NG10 3FT

Price Guide £280-290,000

Freehold

0115 946 1818

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A RARE OPPORTUNITY HAS COME TO THE MARKET FOR A LARGE TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED IN THE HEART OF SAWLEY AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a bungalow situated on a good size plot that has been extended over the years and offers a large lounge with sliding doors onto the rear garden and a separate dining room. A particular feature is the size of the garden to the rear which is very established and also benefits from a large garage and garden shed. The property does require a degree of cosmetic upgrade but you could live in the property while the changes are made. This is a delightful bungalow which we believe will have a lot of interest and an early internal viewing is a must to fully appreciate all that is on offer.

The property derives the benefit of modern conveniences such as gas central heating and majority double glazing and in brief comprises of an entrance hall, lounge, separate dining room, kitchen, conservatory, two double bedrooms and a four piece suite family bathroom. To the front of the property there is off the road parking and a garden, access all around to the bungalow and to the rear there is a lovely well established garden with a pond, detached garage and garden shed.

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 Porch
Front entrance door and door to:

Hallway
Radiator, access to the loft and door to:

Lounge
23'3 x 11'1 approx (7.09m x 3.38m approx)
Two UPVC double glazed windows, sliding doors to the rear, radiator, electric fire with brick surround, door to pantry housing the gas central heating boiler, coving to ceiling, door to the kitchen and double doors to:

Dining Room
11'3 x 10'7 approx (3.43m x 3.23m approx)
UPVC double glazed windows to the front, gas fire, radiator, coving to ceiling.

Kitchen
18'7 x 7' approx (5.66m x 2.13m approx)
Wall, base and drawer units with roll edged work surface over, sink and drainer with mixer tap, tiled walls and splashbacks, mixture of single glazed and double glazed windows to the rear, radiator, separate stainless steel sink and drainer with taps over, appliance space, coving to ceiling and door to:

Conservatory
15'8 x 10'7 approx (4.78m x 3.23m approx)
Brick base with windows and door to the rear, power points and plumbing for automatic washing machine.

Bedroom 1
11'2 x 10'9 approx (3.40m x 3.28m approx)
UPVC double glazed window to the front, radiator, coving to ceiling.

Bedroom 2
11'1 x 10'3 approx (3.38m x 3.12m approx)
UPVC double glazed window to the rearm, radiator, coving to ceiling and built-in wardrobes.

Bathroom
A four piece suite comprising of a panelled bath, walk-in shower cubicle with shower from the mains, low flush w.c., wash hand basin with vanity cupboard under, airing/storage cupboard, UPVC double glazed window to the side, tiled walls and splashbacks and coving to ceiling.

Outside
To the front of the property there is off the road parking to the left with a low maintenance garden and a path to the right leading to the front entrance door and side elevation with a small garden area which is privately enclosed with hedged boundaries. There is access either side of the bungalow to the rear garden where there is a patio area. The well established garden has a large garden pond with a bridge over leading to the lawned garden which is surrounded by borders having mature shrubs and flowers. To the left there is an additional patio area leading to the detached garage and garden shed. The garden is privately enclosed with fenced, walled and hedged boundaries.

Detached Garage
20'3 x 10'2 approx (6.17m x 3.10m approx)

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 into Draycott Road and the property can be found on the left as identified by our for sale board.
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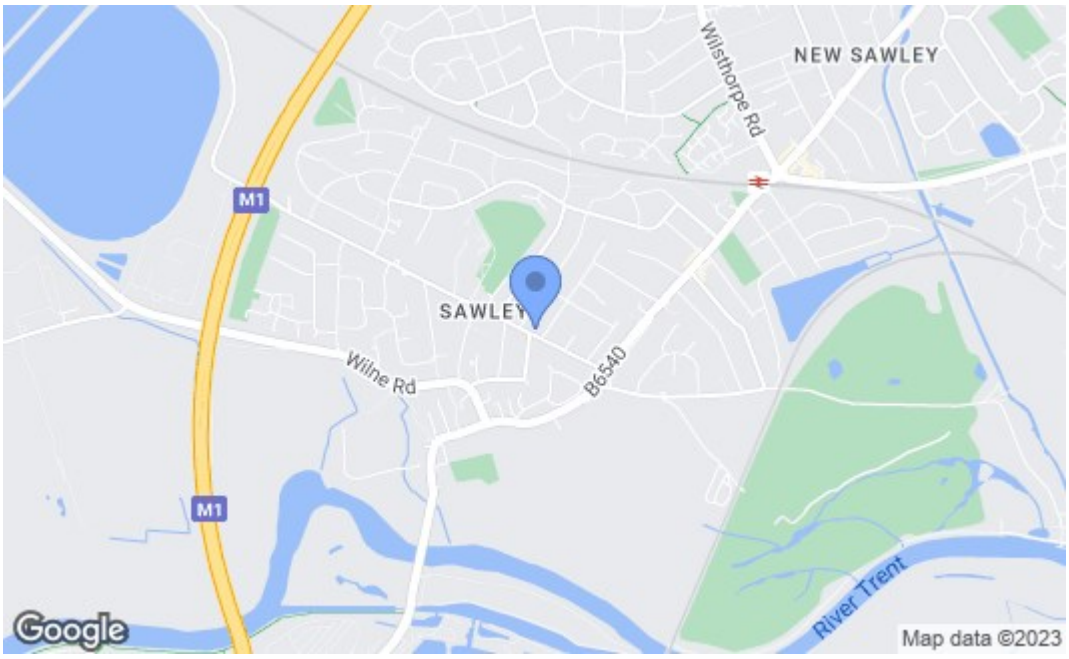

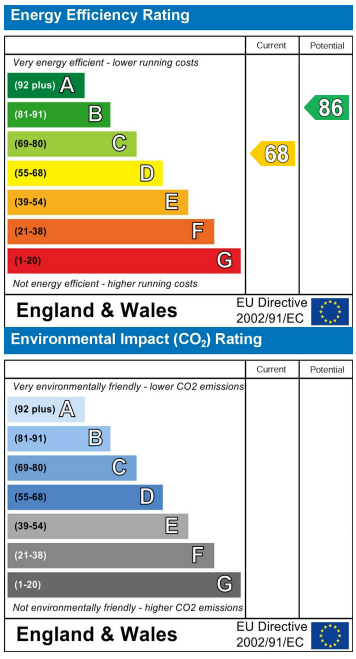

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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