Robert Ellis

look no further...

Peveril Crescent,
Sawley, Nottingham
NG10 3DW

O/I/R £204,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN, PERFECT FOR FIRST TIME BUYERS.

Robert Ellis are delighted to bring to the market this well presented three bedroom semi-detached house with off street parking and an enclosed rear garden. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be perfect for a wide range of buyers including first time buyers, families, people who are looking to downsize and investors alike who are perhaps looking for a buy to let opportunity. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge and open plan kitchen/diner. To the first floor, the landing leads to three generous sized bedrooms with two of the bedrooms benefiting from fitted wardrobe space and a three piece family bathroom suite. To the front, there is a small lawned garden with off street parking available. To the rear, there is a large private and enclosed garden with a patio area and lawn.

Located in the popular residential village of Sawley, close to a wide range of local amenities, parks and schools. Long Eaton town centre is just a short drive away where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away and Long Eaton train station within walking distance.

Entrance Hall
UPVC double glazed front door and patterned window overlooking the side, carpeted flooring, radiator, under stairs storage, ceiling light.

Lounge
14'1 x 13'5 approx (4.29m x 4.09m approx)
Double glazed window overlooking the front, carpeted flooring, radiator, fireplace with gas fire, ceiling light.

Kitchen
8'4 x 8'3 approx (2.54m x 2.51m approx)
Double glazed window overlooking the rear with door leading to the rear garden, vinyl flooring, pantry, wall and base units with work surfaces over, inset sink and drainer, space for fridge/freezer, space for washing machine, space for tumble dryer, ceiling light.

Dining Area
10'0 x 8'3 approx (3.05m x 2.51m approx)
Double glazed window overlooking the rear, vinyl flooring, radiator, ceiling light.

First Floor Landing
Double glazed patterned window overlooking the side, storage cupboard, carpeted flooring, loft hatch, ceiling light.

Bedroom 1
10'0 x 11'2 approx (3.05m x 3.40m approx)
Double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

Bedroom 2
10'7 x 8'3 approx (3.23m x 2.51m approx)
Double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, ceiling light.

Bedroom 3
7'7 x 6'9 approx (2.31m x 2.06m approx)
Double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, ceiling light.

Family Bathroom
5'1 x 7'2 (1.55m x 2.18m)
Double glazed patterned window overlooking the rear, vinyl flooring, low flush w.c., top mounted sink, heated towel rail, L shaped bath with mixer tap and shower overhead with rainfall shower head, ceiling light.

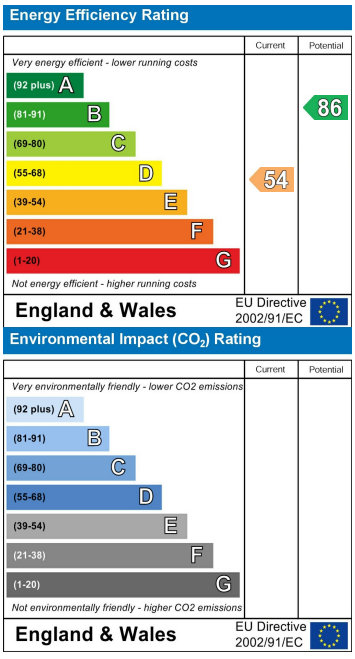
Outside
To the front of the property there is a small lawned garden setting the property back from the road with off street parking. To the rear, there is a a large and enclosed garden with patio area and lawn.

Garage
There is a concrete section garage with double doors to the front.

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, right into Beresford Road, left onto Peveril Crescent following the road where the property can be found on the left.
8238RS

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 17mbps Superfast Ultrafast 1000mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water low
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.

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