



River View,
Sawley, Nottingham
NG10 3AR

£785,000 Freehold

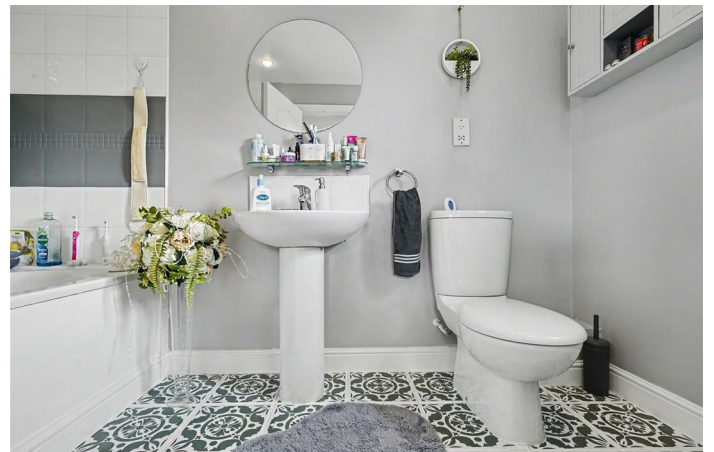


THIS IS AN INDIVIDUAL FOUR DOUBLE BEDROOM FARM HOUSE STYLE PROPERTY WHICH IS PART OF A SELECT DEVELOPMENT POSITIONED CLOSE TO OPEN FIELDS AND COUNTRYSIDE.

Robert Ellis are pleased to be instructed to market this individual detached farm house style property which was built approx. 20 years ago by Westerman Homes. The property is part of a prestigious development of similar properties and the spacious accommodation provided by the property now derives the benefit from having 15 solar panels to the roof, which helps to keep the running costs down to an extremely low level with the electricity being stored in a battery plus electricity exports to the grid. There is also an electric vehicle charger installed to make use of the solar energy. For the size and layout of the spacious accommodation and the privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this beautiful home for themselves. The property is well placed for easy access to all the amenities provided by the immediate area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property has render to the external elevations all under a pitched tiled roof and benefiting from gas central heating, double glazing and the recently installed solar panels. The well proportioned accommodation includes a reception hall which has engineered oak flooring extending across the main reception rooms in the property. There is a ground floor w.c., a large lounge which includes a sitting area and has French doors leading out to the garden and a second sitting room which could be a separate dining room if preferred and this again has French doors to the rear. The living/dining kitchen is fitted with extensive ranges of wall and base units and has a box bay window with fitted shutters to the side and off the kitchen there is a utility room which has a door leading out to the side of the house. To the first floor the spacious landing leads to the four double bedrooms, with two of the bedrooms having bath/shower rooms en-suite and there is then the main family bathroom. Outside there are double electric wrought iron gates providing access from the courtyard to the property where there is a driveway and block paved car standing in front of the house, a double integral garage and access down both sides of the property to the rear where there is a very private garden with patios, large lawn with borders to the sides and a wall to the left hand boundary and fencing and natural screening to the right hand side, with the garden having an open aspect feel at the rear.

The property is within a few minutes drive of a Co-op convenience store on Draycott Road with more shops being found on Tamworth Road and Long Eaton is only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets. There are sports facilities including several local golf courses, walks in the nearby open countryside, excellent schools for all ages and the transport links include J24 of the M1 which links to the A42 and A50, East Midlands Airport is only a few minutes drive away and can be reached via the Skylink bus which takes you to Castle Donington and the 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.



Front Door

Wood panelled front door with inset glazed panel and an opaque double glazed side panel leading to:

Reception Hall

Opaque double glazed window to the front, stairs with a feature balustrade leading to the first floor having a cupboard under the stairs, engineered oak flooring which extends across the living area, internal door to the garage, doors with inset glazed panels leading to the kitchen, lounge and sitting room, a double built-in cloaks cupboard and double glazed window to the side.

Cloaks/w.c.

Having a white low flush w.c., pedestal wash hand basin with a mixer tap and tiled splashback, radiator, tiled flooring, opaque double glazed eye level window.

Lounge

28'6" x 15'11" to 11' approx (8.69m x 4.85m to 3.35m approx)

This large main reception room has lounge and sitting areas and in the lounge there is a coal effect gas stove (not tested) set in a feature brick fireplace with a wooden mantle/shelf over and a quarry tiled hearth with two double glazed windows to either side of the fireplace, double glazed French doors with double glazed windows to either side leading out to the patio at the rear of the property, two double glazed full height windows to the rear and matching window to the side with a further double glazed window, two radiators, engineered oak flooring, cornice to the wall and ceiling, two wall lights and hatch to the loft space above the sitting area.

Sitting/Dining Room

16' x 12'5" approx (4.88m x 3.78m approx)

Two double glazed, double opening French doors leading out to the rear garden and a double glazed window to the front, radiator, engineered oak flooring and cornice to the wall and ceiling.

Living/Dining Kitchen

25'8" to 19'10" x 13'9" into bay to 12'7" approx (7.82m to 6.05m x 4.19m into bay to 3.84m approx)

The spacious living/dining kitchen is fitted with light green hand-painted Shaker style units and wood grain effect work surfaces and includes a 1½ bowl sink with a pre-wash mixer tap and five ring hob set in a work surface which extends to two walls and had ranges of cupboards, drawers and an integrated dishwasher below, central island with a granite surface and drawers, wine racks and a double cupboard beneath, a double Bosch oven with cupboards above and below, an integrated upright fridge/freezer, work surface with a double cupboard and two wide drawers below, matching eye level wall cupboards with lighting under, a further work surface with two cupboards and two pull out basket drawers beneath with two display units with drawers under having lighting and central glazed shelving above with lighting over, double glazed box bay window and a second double glazed window with fitted shutters to the side, recessed lighting to the ceiling, two radiators, tiled flooring and tiling to the work surface and cooking areas,

Utility Room

The utility room is fitted with hand-painted grey Shaker style units and has a sink with a mixer tap set in a wood effect work surface with a double cupboard and space for an automatic washing machine below, an upright broom/storage cupboard, tiled walls to the work surface area, radiator, tiled flooring, extractor fan and a half double glazed door leading out to the side of the property.

First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the front and a double glazed eye level window to the rear, two radiators, built-in shelved cupboard, hatch to the loft and panelled doors leading to the bedrooms and bathroom.

Bedroom 1

19' to 12'5" x 16' approx (5.79m to 3.78m x 4.88m approx)

The main bedroom has high level double glazed windows to three sides with two looking out to the rear, two ranges of built-in wardrobes in the bedroom and two further double built-in wardrobes in the dressing area as you enter the bedroom, laminate flooring, radiator, cornice to the wall and ceiling and a recessed light to the ceiling in the dressing area.

En-Suite Bathroom

The en-suite to the main bedroom has a white suite with a panelled bath having a mixer tap and a mains flow shower over, tiling to three walls and a glazed screen, pedestal wash hand basin with a mixer tap, tiled splashback and glazed shelf and circular mirror to the wall above and a low flush w.c., electric shaver point, ladder towel radiator, recessed lighting to the ceiling, extractor fan, opaque double glazed window, tiled flooring and a wall mounted cabinet.

Bedroom 2

16'8" x 10'8" approx (5.08m x 3.25m approx)

Double glazed windows to the front and side, radiator, double built-in wardrobe providing hanging space and cornice to the wall and ceiling.

En-Suite Shower Room/w.c.

The second bedroom has an en-suite shower room which includes a corner shower with a mains flow shower system, tiling to two walls, a folding glazed door and protective screen, low flush w.c., pedestal wash hand basin with a mixer tap, tiled splashback and a mirror to the wall above, radiator, extractor fan, tiled flooring and recessed lighting to the ceiling.

Bedroom 3

16' x 12'4" approx (4.88m x 3.76m approx)

Double glazed window to the front and two double glazed windows to the rear, laminate flooring, radiator and cornice to the wall and ceiling.

Bedroom 4

12'7" x 11'5" approx (3.84m x 3.48m approx)

Double glazed window to the side, laminate flooring and cornice to the wall and ceiling.

Bathroom

The main bathroom is half tiled to the walls and has a white suite including a panelled bath with a mixer tap, tiling to three walls around the bath, pedestal wash hand basin with a mixer tap and a double mirror fronted cabinet to the wall above and a low flush w.c., ladder towel radiator, electric shaver point, opaque double glazed window, recessed lighting, extractor fan, hot water tank housed in a built-in airing/storage cupboard and tiled flooring.

Outside

At the front of the property there are double wrought iron electrically operated gates providing access on the drive in front of the garage and there is a barked border running along the left hand side of the drive, block paved car standing and a slate chipped beds with the path to the right of the house providing access to the rear, charging point for an electric vehicle, outside lighting on the front of the house, a block paved path and a lawn runs down the left hand side of the house with a wall to the boundary, there is outside lighting at the side, an outside tap and bin storage area.

At the rear of the property there are block paved patios to the rear and side of the house and there is a large lawned garden with a feature arched pergola with established roses planted next to the pergola, there are borders to the sides, a wall to the left hand boundary and fence to the right hand side and ranch style fencing along the rear boundary, there is a wooden shed (7' x 5') with double doors at the front positioned towards the bottom left hand corner of the garden.

Garage

16'2" x 16'10" approx (4.93m x 5.13m approx)

The integral garage has an electrically operated up and over door to the front, an opaque double glazed window to the side, a wall mounted boiler, wall mounted inverter for the solar panels and a battery to store electricity from the solar panels, electric wall mounted consumer unit and power points and lighting are provided.

Directions

Proceed out of Long Eaton along Tamworth Road and continue to the end and just before the bend, River View can be found on the left hand side.
9363MP

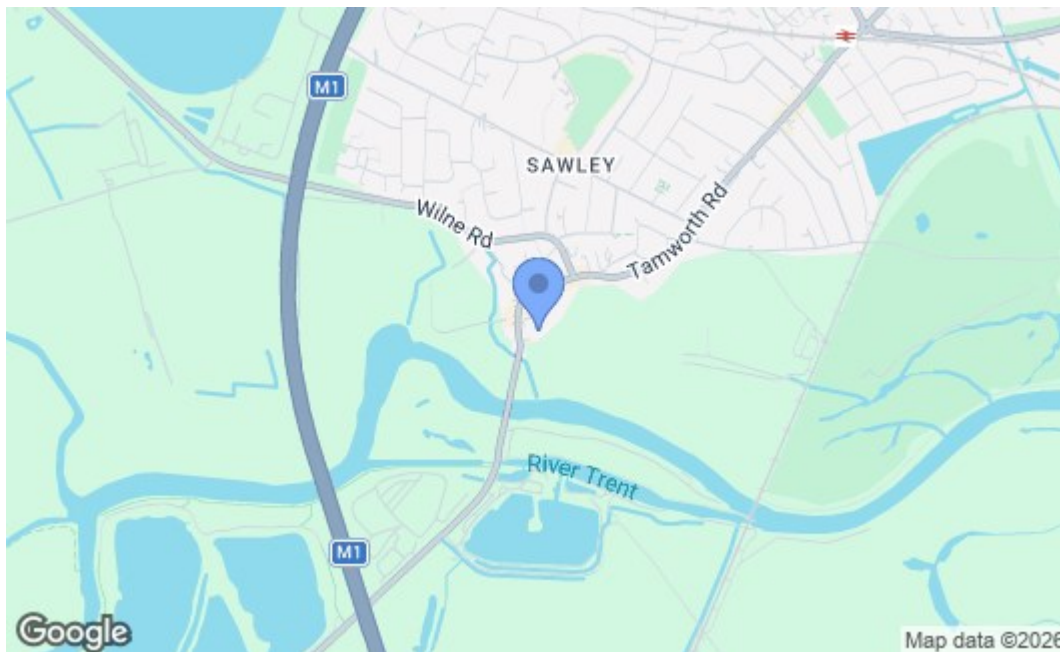
Council Tax

Erewash Borough Council Band F

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defences – Yes - Wall to the bottom of the rear garden
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		91	91
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.