Robert Ellis

look no further...

Rufford Road,
Sawley, Nottingham
NG10 3FP

O/I/R £225,000 Freehold

A CHAINFREE PROPERTY THAT OFFERS THE POTENTIAL TO MODERNISE THROUGHOUT AND CREATE YOUR PERFECT HOME.

Robert Ellis are delighted to bring to the market this good sized post war three bedroom semi detached family home. The property is located on a sought after road and is close to amenities. There is a feature arched open storm porch which leads to the light and airy entrance hallway with stairs rising to the first floor and doors opening to the two reception rooms and kitchen. The living room benefits from a walk in bay window to the front elevation and the dining room has a sliding patio door opening to the the rear garden. The kitchen has been extended and has double glazed windows and door to the side and rear elevations. The first floor landing provides access to the three bedrooms and modern fitted shower room. To the front of the property there is a low maintenance garden and a driveway providing off road parking and access to the rear garden. The rear garden has a lawned area as well as a patio seating area with mature borders.

Sawley has a local Co-op convenience store on Draycott Road with more shopping facilities being found on Tamworth Road, 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 excellent schools for younger children within walking distance of the property, with the Long Eaton senior school only being a few minutes drive away, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the surrounding open countryside 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.

Viewings are recommended, please contact Robert Ellis

Open Storm Porch
Arched porch with a double glazed door with obscure decorative light panels within, obscure UPVC double glazed fixed panels either side leading into:

Entrance Hallway
Coving, stairs to the first floor, radiator, understairs storage cupboard with an obscure UPVC double glazed window to the side, shelving, light, tiled floor and housing the electric consumer unit and gas meter, doors to:

Living Room
10'9" x 11'5" into bay approx (3.29m x 3.5m into bay approx)
UPVC double glazed bay window to the front, radiator, coving, electric fire, sliding timber doors with obscure glazed panels leading into:

Dining Room
10'9" max x 12'2" approx (3.29m max x 3.71m approx)
Coving, double glazed patio doors to the rear, gas fire with tiled hearth and back boiler.

Kitchen
17'3" x 5'10" to 8'2" approx (5.27m x 1.79m to 2.51m approx)
UPVC double glazed windows to the rear and side, double glazed panelled door with decorative obscure glazed half moon panel within to the side, high gloss wall, base and drawer units with laminate work surface over, inset 1½ bowl sink and drainer with chrome mixer tap, space for an electric cooker, plumbing and space for a washing machine or dishwasher, space for a tall fridge freezer, tiled walls, radiator and vinyl flooring.

First Floor Landing
Obscure UPVC double glazed window to the side, access hatch with ladder to the fully boarded loft space with a light, doors to:

Bedroom 1
12'0" x 10'10" max approx (3.66m x 3.31m max approx)
UPVC double glazed window to the rear, coving, radiator, airing/storage cupboard housing the hot water cylinder and header tank, built-in wardrobes with shelving and hanging.

Bedroom 2
11'6" x 10'7" max approx (3.52m x 3.25m max approx)
UPVC double glazed window to the front, radiator, built-in wardrobes with shelves and hanging and a dressing area.

Bedroom 3
6'7" x 7'7" approx (2.02m x 2.33m approx)
UPVC double glazed window to the front, coving, radiator, built-in wardrobes with shelves and dressing area.

Shower Room
7'3" x 5'10" approx (2.23m x 1.8m approx)
Obscure UPVC double glazed window to the rear, modern fitted shower room with walk-in shower with large shower tray, Triton electric shower with a fixed shower screen, grab rails and pull down seat, large marble effect tiles to the wall, vanity wash hand basin with chrome mixer tap, low flush w.c., chrome heated towel rail, feature tiled floor.

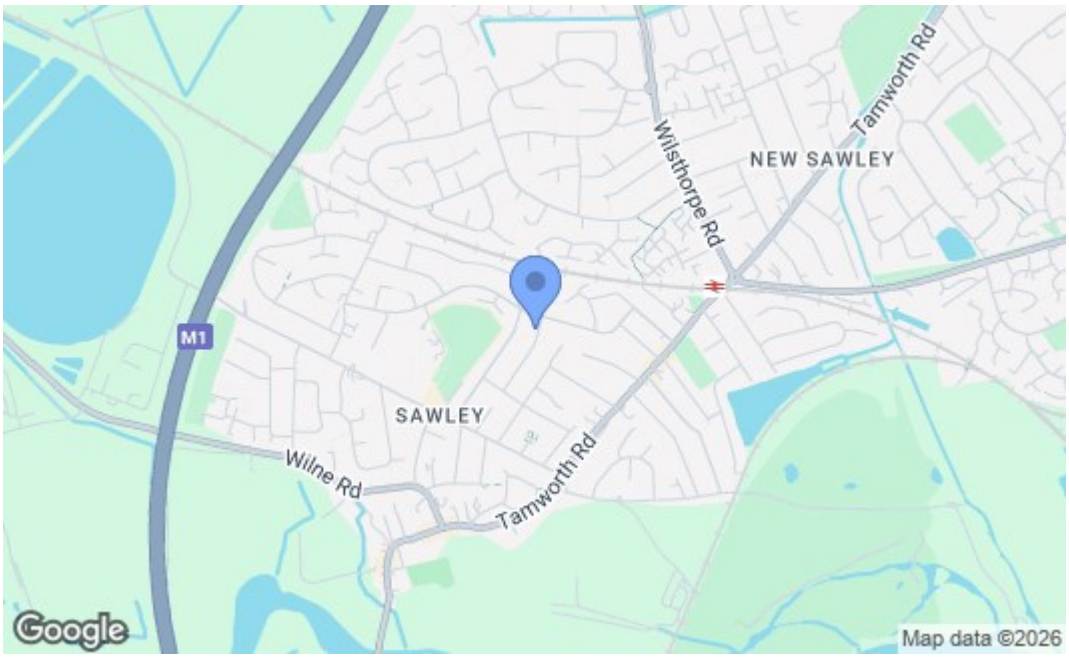
Outside
To the front of the property there is concrete hardstanding providing off road parking, decorative pebbled area with mature borders, feature brick wall with ornate metal railings to the borders, metal gates providing vehicle access and access to the rear and an outside tap.

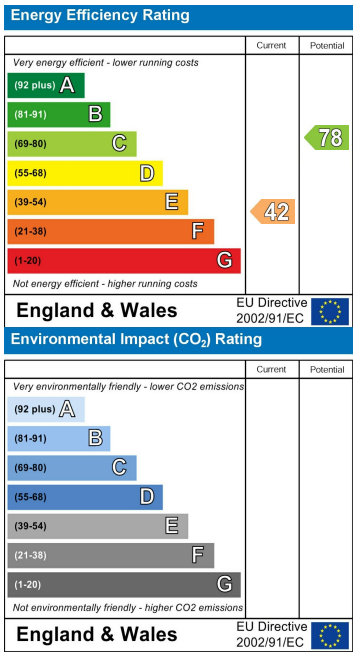
To the rear there is a paved patio area, lawned garden, low maintenance decorative pebbled area, timber storage shed, mature borders with plants and shrubs, wooden fence to the boundaries. Outside lighting.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island proceed straight across and under the railway bridge into Sawley. Turn right into Harrington Road and left into Wilmot Street. Continue along Wilmot Street where Rufford Road is a turning on the left and the property can be found on the right.
8817AMMH

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 6mbps Superfast 43mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, 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.

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