



Fairfield Crescent,  
Sawley, Nottingham  
NG10 3AH

**£329,950 Freehold**



A FOUR BEDROOM DETACHED PROPERTY SITUATED IN SAWLEY AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property which has been very well maintained by the current owners and is ready for its next owner to move in to. The kitchen is only four years old and has integrated appliances which were replaced last year and has Kardean flooring. The windows were replaced in 2019 and are still under guarantee. Outside the driveway was laid 5 years ago and has a lengthy guarantee and the soffits and fascias were replaced 6 years ago. This property really is ideal for a growing family or someone looking to downsize and we strongly recommend a viewing to fully appreciate all it has to offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating (boiler is 8 years old) and double glazing. In brief the accommodation comprises of an entrance hall, lounge/dining room, kitchen, conservatory and to the first floor there are three bedrooms, family bathroom and separate w.c. To the second floor there is a double bedroom with Velux windows overlooking the rear garden. Outside there is off the road parking for at least two cars, an integral garage and privately enclosed garden to the rear.

Sawley is a very popular residential area which has schools for younger children, healthcare and a number of local shops with further supermarkets being found in nearby Long Eaton where there are also many other retail outlets, healthcare and sports facilities which includes the Trent Lock Golf Club, there are schools for older children found in Long Eaton, walks in the surrounding picturesque countryside and transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Composite front entrance door, UPVC double glazed window to the front, radiator, telephone point and stairs to the first floor. Door to:

### Lounge/Dining Room

25' x 9'65 increasing to 12'93 approx (7.62m x 2.74m increasing to 3.66m approx)

UPVC double glazed window to the front, two radiators, electric fire with Adam style surround, TV point, door to understairs storage cupboard, double glazed sliding doors to conservatory and door to:

### Kitchen

11'8" x 8'64 approx (3.56m x 2.44m approx)

Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, tiled floor, door to pantry offering additional storage and carousels in the base units, integrated washing machine, fridge, dishwasher, Hotpoint double oven, induction hob and extractor hood over, radiator, UPVC double glazed window and door to the rear.

### Conservatory

10'7 x 9'34 approx (3.23m x 2.74m approx)

UPVC double glazed windows and doors to the rear, tiled floor and electric storage heater.

### First Floor Landing

Stairs to the second floor and door to:

### Bedroom 1

14'6 x 9'55 approx (4.42m x 2.74m approx)

UPVC double glazed window to the front, radiator, door to overstairs storage cupboard, built-in wardrobes.

### Bedroom 2

12'98 x 10'71 approx (3.66m x 3.05m approx)

UPVC double glazed window to the rear, radiator.

### Bedroom 3

11'98 x 7'93 approx (3.35m x 2.13m approx)

UPVC double glazed window to the front, radiator, built-in wardrobes.

### Bathroom

A white three piece suite comprising of a panelled bath with electric shower over, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, tiled floor, UPVC double glazed window to the rear, chrome heated towel rail, storage cupboard housing the gas central heating boiler.

### Separate w.c.

Low flush w.c., wash hand basin, tiled walls and splashbacks, laminate floor, UPVC double glazed window to the side.

### Second Floor

#### Attic Bedroom

21'25 x 10'84 increasing to 15'38 approx (6.40m x 3.05m increasing to 4.57m approx)

Storage to the eaves, two Velux windows to the rear, radiator and six double power points.

### Outside

To the front of the property there is a block paved driveway offering parking for at least two cars leading to the integral garage and borders having mature shrubs. To the side there is access to the rear garden through a secure gate where to the immediate rear of the property there is a patio area with a retractable canopy over and leading onto the lawn having borders with mature shrubs and flowers and the garden is privately enclosed with fenced boundaries. There is a garden shed and outside tap.

### Integral Garage

Up and over door to the front, power and light.

### 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 after the bend turn right into Fairfield Crescent and the property can be found on the right.

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29 FAIRFIELD CRESCENT, SAWLEY  
TOTAL FLOOR AREA: 1593 sq ft. (148.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	73
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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