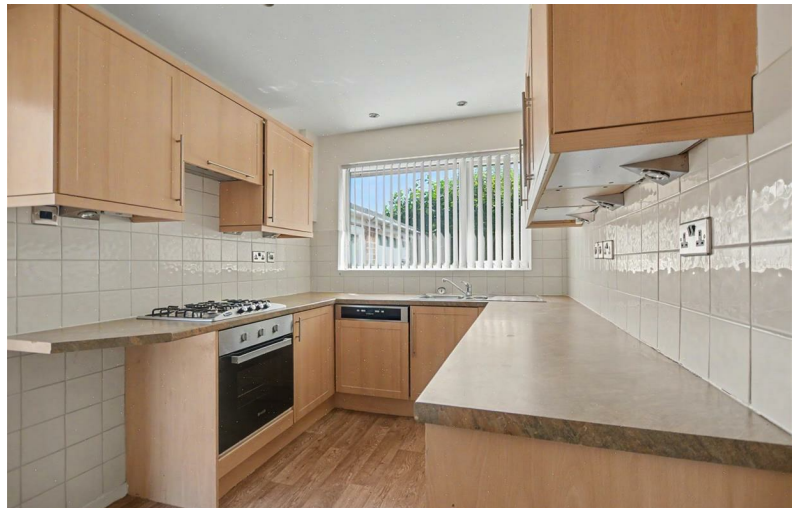




Victoria Street,
Sawley, Nottingham
NG10 3ET

Price Guide £270-280,000
Freehold



A READY TO MOVE INTO TWO DOUBLE BEDROOM DETACHED BUNGALOW – QUIET SAWLEY LOCATION – NO UPWARD CHAIN

Situated on a quiet and highly sought-after road in the heart of Sawley, this well presented two double bedroom detached bungalow is offered to the market with the benefit of no upward chain and is ready to move straight into. The property offers spacious and well maintained accommodation throughout, including a fully fitted kitchen with breakfast bar, a contemporary recently refitted shower room and a bright and comfortable lounge space. Both bedrooms are generous doubles, making the bungalow ideal for a range of buyers including downsizers and those seeking single level living. Outside, the property benefits from a driveway providing off road parking, detached garage and enclosed low maintenance gardens. Ideally positioned close to excellent local amenities, shops and transport links, this fantastic bungalow offers peaceful living whilst remaining conveniently located for everyday needs.

The property is entered through a welcoming entrance hall with doors leading to the two well proportioned double bedrooms, both situated at the front of the bungalow and benefitting from built-in wardrobes, providing excellent storage space. The lounge is positioned to the rear and features French doors opening onto the enclosed rear garden, allowing plenty of natural light and creating a lovely connection to the outdoor space. There is also a recently refitted contemporary shower room finished to a high standard. The kitchen is fully fitted with a range of units and worktop space and benefits from a side door providing direct access to the driveway and detached brick built garage. The property benefits from gas central heating and double glazing throughout. Outside, there is a front garden and a driveway positioned to the left hand side providing off road parking for at least two vehicles and access to the detached garage. The rear garden is enclosed and designed for low maintenance, making it ideal for those looking for easy to manage outdoor space.

The property is within walking distance of the shops provided by Sawley which includes a Morrison's and an excellent bakery, with other shopping facilities being found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, if required there are schools within walking distance of the property, healthcare and sports facilities which includes the Trent Lock Golf Club, walks at Trent Lock and in the nearby open countryside, there are several local pubs and restaurants and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which 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.



Entrance Hall

4' x 16'3 approx (1.22m x 4.95m approx)

UPVC double glazed door to the front with inset glazed panel, carpeted flooring, ceiling spotlights, radiator in a housing, loft access hatch and doors to:

Lounge

11'2 x 13'8 approx (3.40m x 4.17m approx)

UPVC double glazed French doors to the rear garden with windows either side, UPVC double glazed window to the side, carpeted flooring, radiator, TV and telephone points, inset gas fireplace and ceiling spotlight.

Breakfast Kitchen

12'3 x 7'4 approx (3.73m x 2.24m approx)

UPVC double glazed window to the rear, vinyl wood effect flooring, radiator, ceiling spotlights, wall, drawer and base units to four walls with roll edged laminate work surface over, white tiled splashbacks, inset 1 1/2 bowl stainless steel sink with mixer tap, integral oven with a four ring gas burner and extractor over, under counter lights, integral dishwasher, spaces for a free standing fridge freezer and tumble dryer, breakfast bar area and obscure UPVC double glazed door to the side.

Bedroom 1

11'2 x 12' approx (3.40m x 3.66m approx)

UPVC double glazed windows to the front and side, carpeted flooring, radiator, ceiling spotlights and built-in wardrobes with sliding doors.

Bedroom 2

11'2 x 9'3 approx (3.40m x 2.82m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling spotlights and fitted wardrobes.

Shower Room

7'1 x 5'9 approx (2.16m x 1.75m approx)

This recently re-fitted shower room has an obscure UPVC double glazed window to the rear, chrome towel radiator, low flush w.c., pedestal wash hand basin with two storage drawers under, enclosed corner shower cubicle, laminate flooring, radiator, ceiling spotlights and tiled splashbacks.

Outside

There is a driveway in front of the garage providing off road parking for two vehicles, metal gates with a path to the front door. Lawned garden with box hedging and fencing to the boundaries.

There is an enclosed garden with fencing to the boundaries, low maintenance in design with decking and pebbled areas.

Garage

16' x 9'2 approx (4.88m x 2.79m approx)

Detached brick built garage with an up and over door to the front, power and light, personnel door and window to the side, combination boiler. There are also washing machine and tumble dryer.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Victoria Street can be found as a turning on the right hand side.

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Agents Notes

There are AI photos on this property.

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 79mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, Three, EE, 02

Sewage – Mains supply

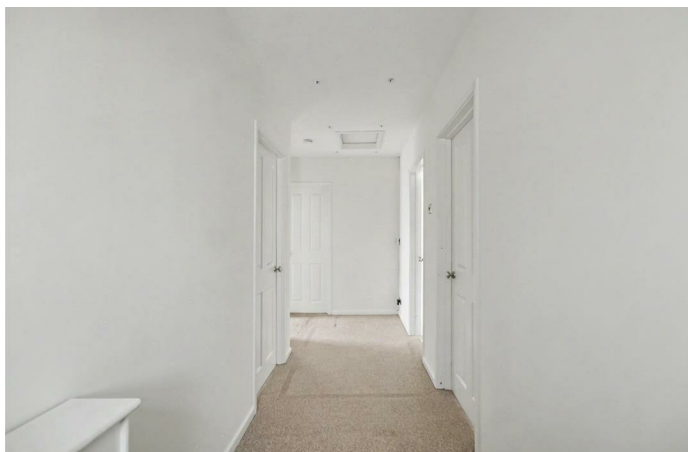
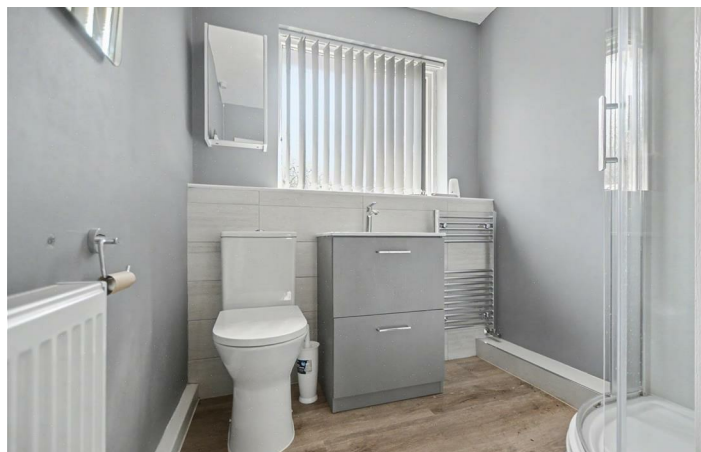
Flood Risk – No flooding in the past 5 years

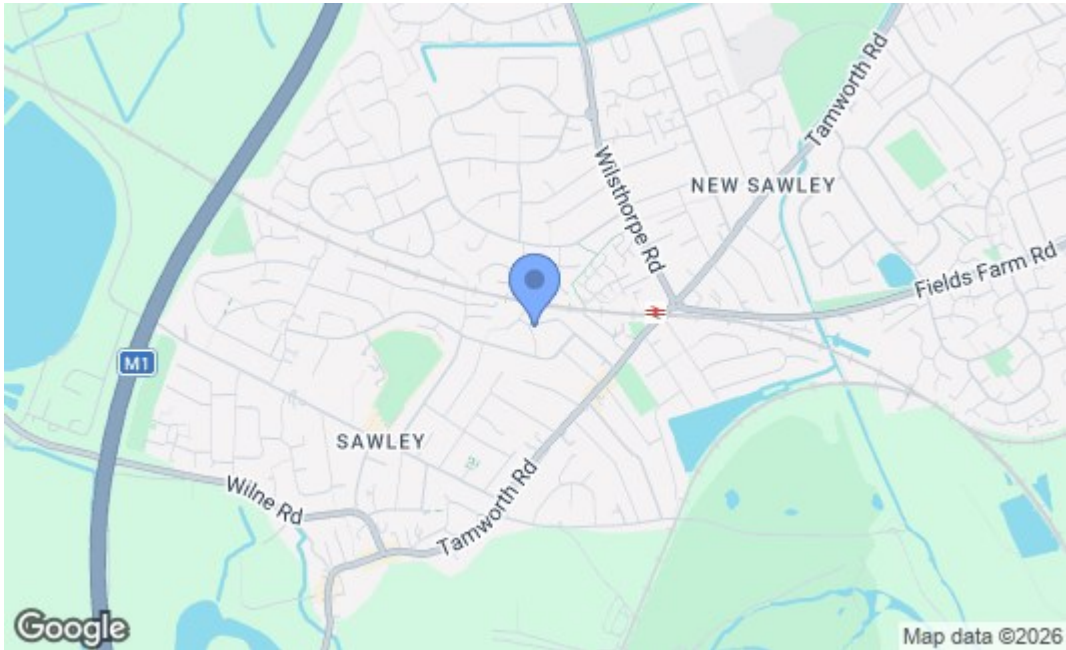
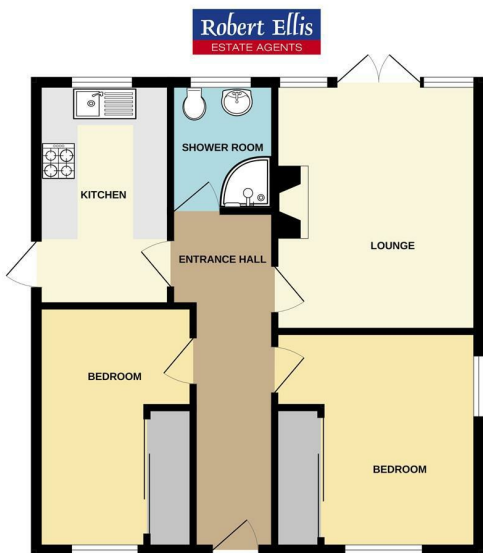
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.