



Baslow Close,
Sawley, Nottingham
NG10 3ES

£250,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE WITH AN ADDITIONAL LOFT ROOM, OFFERING SPACIOUS ACCOMMODATION.

Robert Ellis are delighted to bring to the market this deceptively spacious three bedroom semi detached family home situated in the popular residential location of Sawley. There is the added benefit of off street parking and the loft room is currently being used as a bedroom. Situated on a generous plot and the rear garden is a great asset to the property, found close to Long Eaton train station as well as other transport links such as the A1 and A52. We believe this property will appeal to first time buyers and investors an an early bird viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a lounge to the front with stairs leading to the first floor, kitchen diner with French doors to the rear garden. To the first floor there are three bedrooms and a newly fitted bathroom. To the second floor there is the loft room, which is currently being used as the master bedroom. Outside there is off street parking to the front and the rear garden is large with a lawned area and shed/summerhouse, all enclosed with newly fitted fence panels.

Sawley is a very popular area which has a number of local shops including a Co-op convenience store on Draycott Road, there are excellent schools for younger children with The Long Eaton School for older children being within easy reach, healthcare and sports facilities which include Trent Lock Golf Club are at hand, there are several local pubs and restaurants in Sawley and at Trent Lock and the property is almost adjacent to open countryside where there are walks to Church Wilne and Trent Lock and along the banks of the River Trent 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.



Lounge

19'8 x 11'2 approx (5.99m x 3.40m approx)

UPVC double glazed door and bay window to the front, laminate flooring, stairs to the first floor and two radiators.

Door to:

Dining Kitchen

19'6 x 11'9 approx (5.94m x 3.58m approx)

Wall, base and drawer units with roll edged work surface over, electric oven, gas hob and extractor hood over, 12½ bowl sink and drainer with mixer tap over, space for dishwasher, automatic washing machine and American style fridge freezer, double glazed door to the side, double glazed window and French doors to the rear, inset spotlights, tiled splashbacks, feature laminate flooring and understairs storage cupboard.

First Floor Landing

With doors to:

Bedroom 1

13'3 x 11'1 approx (4.04m x 3.38m approx)

Double glazed window to the front and radiator.

Bedroom 2

11'3 x 7'1 approx (3.43m x 2.16m approx)

Double glazed window to the rear and radiator.

Bedroom 3

8'8 x 8'1 approx (2.64m x 2.46m approx)

UPVC double glazed window to the front, overstairs storage cupboard and radiator.

Bathroom

7'9 x 5'3 approx (2.36m x 1.60m approx)

A modern fitted bathroom comprising of a white three piece suite with panelled bath having shower over, pedestal wash hand basin and low flush w.c. Tiled walls, inset spotlights and two obscure UPVC double glazed windows to the rear.

Second Floor

Loft Room

19'6 x 6'9 approx (5.94m x 2.06m approx)

UPVC double glazed sky lights and a radiator. Access to eaves storage.

Outside

To the front the property has great stance and curb appeal, there is off street parking and access to the rear via the side.

The rear has a lawned garden with path leading to a shed/summerhouse. Fencing to the boundaries.

Directions

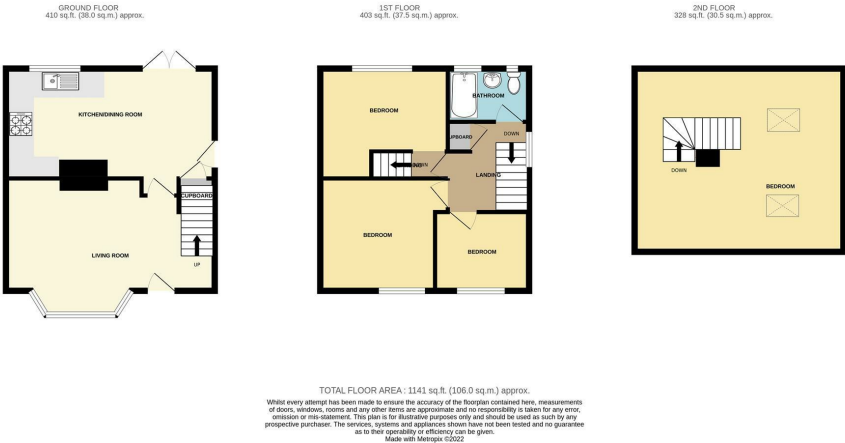
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Take the second right into Victoria Street, left into Wilmot Street, right into Rowsley Avenue and right again into Baslow Close.

6966AML

Council Tax

Band B - £1534





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		
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.