



Tamworth Road,  
Sawley, Nottingham  
NG10 3FF

**Price Guide £255-265,000**  
**Freehold**



A WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN A PRIVATE CUL-DE-SAC POSITION. AN EARLY VIEWING COMES HIGHLY RECOMMENDED IN ORDER TO SEE ALL THAT IS INCLUDED IN THIS LOVELY FAMILY HOME.

Robert Ellis are very pleased to be instructed to market this traditional three bedroom semi detached property that has been improved by the current owners and benefits from having a re-fitted kitchen along with a re-fitted family bathroom. To fully appreciate the size and quality of the accommodation on offer, an early viewing comes highly recommended. The property is set back from Tamworth Road, situated at the head of a private cul-de-sac offering additional driveway space and private position.

Constructed of brick to the external elevation all under a tiled roof and deriving the benefit of modern conveniences such as re-fitted gas central heating and double glazing. In brief the accommodation comprises of an entrance hallway, open plan lounge/dining room, re-fitted kitchen and to the first floor there are three bedrooms and the re-fitted family bathroom. Outside there is a garden to the front, car port at the side leading to the concrete sectional garage to the rear along with the landscaped garden.

Sawley is a very popular residential area which is next to open fields and countryside, there are local shops with a Co-op convenience store being on Draycott Road and a Morrison's found on Tamworth Road, within a few minutes drive there are the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are healthcare and sports facilities including Trent Lock Golf Club, schools for all ages, walks in the nearby countryside and at Trent Lock, there are several local pubs and restaurants in Sawley and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton, which is a few minutes walk away, and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and many other East Midlands towns and cities.



### Entrance Hallway

14' x 4'8 approx (4.27m x 1.42m approx)

UPVC double glazed leaded door to the front with fixed double glazed panel at the side, laminate flooring, stairs to the first floor with new carpeting, wall mounted radiator, ceiling light point, space and point under the stairs for a free standing tumble dryer and panelled door to:

### Open Plan Lounge Dining Room

#### Lounge

15'1 x 11'9 approx (4.60m x 3.58m approx)

With large UPVC double glazed picture window to the front, laminate flooring, feature decorative fireplace incorporating wooden surround, ceiling light point, coving to the ceiling, open through to:

#### Dining Area

11'1 x 9' approx (3.38m x 2.74m approx)

Laminate flooring, UPVC double glazed patio door to the rear, ceiling light point, open through to lounge and panelled door to:

#### Kitchen

10'3 x 8'8 approx (3.12m x 2.64m approx)

With a range of recently re-fitted and upgraded wall and base units incorporating laminate work surface above, integral Bush oven with four ring stainless steel Neff hob above and built-in extractor hood over, feature tiled splashbacks, composite sink with modern swan neck mixer tap over, UPVC double glazed picture window to the rear, laminate flooring, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, UPVC double glazed door to the side leading to the car port and garage, ceiling light point, Ideal gas combination boiler housed within matching cupboard and panelled doors to:

#### First Floor Landing

7 x 5 approx (2.13m x 1.52m approx)

UPVC double glazed window to the side elevation, carpeted flooring, ceiling light, doors to the three bedrooms and family bathroom.

#### Bedroom One

11'8 x 10'8 approx (3.56m x 3.25m approx)

UPVC double glazed picture window to the front, wall mounted radiator, recessed spotlights to the ceiling, feature decorative cast iron fireplace.

#### Bedroom Two

11'1 x 10'9 approx (3.38m x 3.28m approx)

UPVC double glazed window to the rear, wall mounted radiator, laminate flooring, ceiling light point and picture rail.

#### Bedroom Three

7'1 x 7' approx (2.16m x 2.13m approx)

UPVC double glazed window to the front, wall mounted radiator, laminate flooring and ceiling light point.

#### Bathroom

7' x 6'5 approx (2.13m x 1.96m approx)

UPVC double glazed window to the rear, L shaped panelled bath with mains fed rain water shower head over, vanity wash hand basin with storage cupboard below, low flush w.c., tiling to the floor, chrome heated towel radiator and ceiling light point.

#### Garage

A brick built detached garage with metal up and over door, with power and lighting, providing ample storage space.

#### Outside

To the front there is a gravel and shrub garden, perfect for easy maintenance with a driveway to the right for at least two vehicles, With a covered car port leading to the garage. There is a gate to the side, with the rear private garden being fully enclosed, with a patio area outside of the lounge diner french doors, with gravel perfect for easy maintenance and fencing to the boundaries.

#### Garden Room

6' x 5' approx (1.83m x 1.52m approx)

A newly fitted UPVC garden room, which is fully insulated, plastered, with electrics and lighting. Could be used as a home office.

#### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley where the property can be found on the right as identified by our for sale board.

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#### 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 20mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

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                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 66      |           |
| (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 <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 |         |           |
| 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.