



Firs Street,  
Sawley, Nottingham  
NG10 3BD

**£240,000 Freehold**

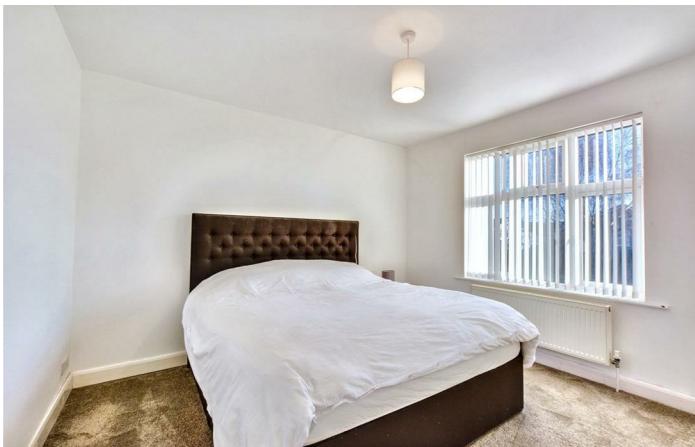


THIS IS A TRADITIONAL BAY FRONTED TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY WHICH IS TASTEFULLY FINISHED THROUGHOUT.

Being located on Firs Street in the heart of Sawley, this lovely home will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a property which is easy to maintain and close to excellent local amenities and facilities. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property stands back from the road with a walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof. The tastefully finished accommodation includes gas central heating and double glazing with fitted vertical blinds and is entered through a stylish composite front door into the reception hall, the lounge has a bay window to the front and a feature gas fire set in the chimney breast, there is a separate dining/sitting room, the kitchen is well fitted with wood grain finished wall and base units and has several integrated appliances and off the kitchen there is a utility/store room. To the first floor the landing leads to the two double bedrooms and the bathroom which has a shower over the bath position. Outside there is a walled area at the front, on the road parking, a path leads down the left hand side of the property to the rear where there is a private garden with a slabbed patio leading onto a lawned garden with there being a shed at the bottom, hedging to the side boundaries and a fence at the rear.

The property is within easy reach of a Co-op store on Draycott Road with other shops being found on Tamworth Road and 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 healthcare and sports facilities which includes the Trent Lock Golf Club, schools for younger children with the Long Eaton senior school only being a short drive away 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.



Stylish composite front door with two inset opaque glazed panels leading to:

### Reception Hall

The reception hall has a feature vertical radiator, stairs leading to the first floor and a door with two inset glazed panels leading to:

### Lounge/Sitting Room

11'6 plus bay x 12'3 max (3.51m plus bay x 3.73m max )

Having a double glazed bay window with fitted vertical blinds to the front, feature log burning gas fire set in the chimney breast and a feature vertical radiator.

### Dining/Sitting Room

15'4 to 10'7 x 11'10 approx (4.67m to 3.23m x 3.61m approx)

Having two double glazed windows with fitted blinds to the rear, feature vertical radiator and a wood panelled door with two inset glazed panels leading to the kitchen.

### Understairs Storage Cupboard

The gas boiler is housed in the understairs storage cupboard as is the electric consumer unit and gas and electricity meters, there is shelving, an opaque glazed window to the side and a light in the cupboard.

### Kitchen

9'8 x 5'9 approx (2.95m x 1.75m approx)

The kitchen is fitted with wood grain effect finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in a work surface with an integrated dishwasher and cupboards beneath, Logik four ring hob set in a work surface with cupboards and drawers below, oven with cupboards above and below, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the side, opaque double glazed door leading out to the rear garden and tiled flooring.

### Utility Room

6'6 x 4'8 approx (1.98m x 1.42m approx)

Space and plumbing for an automatic washing machine and tumble dryer, double glazed window to the side and recessed lighting to the ceiling.

### First Floor Landing

Double glazed window with fitted blind to the side, hatch to loft and panelled doors leading to:

### Bedroom I

15' to 11'9 x 11'5 approx (4.57m to 3.58m x 3.48m approx)

Having two double glazed windows with fitted blinds to the front and a radiator.

### Bedroom 2

12' x 8'6 approx (3.66m x 2.59m approx)

Double glazed window with fitted blind to the rear and a radiator.

### Bathroom

The bathroom has a white suite including a panelled bath with a Mira shower over and tiling to the walls and a glazed protective screen, pedestal hand basin and a low flush w.c., tiling to the walls by the sink and w.c. areas, opaque double glazed window and a chrome ladder towel radiator.

### Outside

At the front of the property there is a slabbed area with a wall to the front boundary leading out to the pavement and fencing to the left and right hand boundaries, there is a path leading through a gate on the left hand side of the house to the rear garden.

To the rear of the property there is a slabbed area by the side of the property with a path leading to the bottom of the garden where there is a shed, lawned area and hedging to the side boundaries and fencing to the rear boundary and an outside light is provided by the back door.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge into Sawley. Continue for some distance and take the right hand turning into Draycott Road and Firs Street can be found on a turning on the left hand side.

8407AMMP

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Bt, Sky

Broadband Speed - Standard 6mbps Superfast 77mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

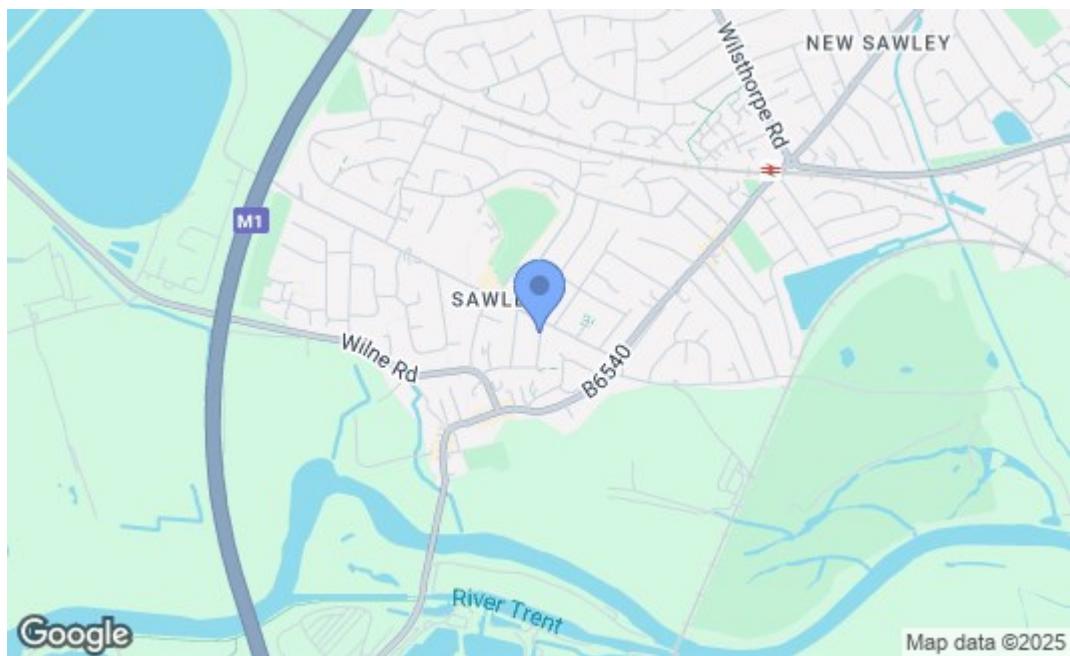
Flood Defenses – No

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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.