Robert Ellis

look no further...

Hilton Close,
Sawley, Nottingham
NG10 3DF

£275,000 Freehold

AN EXTENDED SEMI DETACHED HOME WHICH NOW PROVIDES FOUR BEDROOM ACCOMMODATION WHICH IS SITUATED ON A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA.

Robert Ellis are pleased to be instructed to market this spacious four bedroom semi detached home which is situated towards the head of this quiet cul-de-sac, close to open playing fields and to many other local amenities and facilities. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the house includes a reception hall which has a door leading to the through lounge which could include a dining area and from this large room there are double opening French doors leading into the conservatory which provides a dining and sitting area and has French doors leading out to the private rear garden. The kitchen was re-fitted approx. 4 years ago with Shaker style units and has ranges of wall and base units and integrated appliances. To the first floor the landing leads to the four bedrooms, with the main bedroom and having the potential to create an en-suite shower room facility if this was something a new owner wanted to carry out in the future. There is also the bathroom which is tiled and has a shower over the bath. Outside there is an integral tandem garage with electric roller doors to the front and rear and this provides an excellent storage facility. At the front of the house there is a Presscrete driveway which provides off road parking for a number of vehicles and at the rear a private garden with a Presscrete style patio leading onto a lawned garden, with the garden being kept private by having fencing to the boundaries.

The property is within easy reach of the Co-op store on Draycott Road with more shopping facilities being found on Tamworth Road in Sawley and in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, Sawley has schools for younger children with The Long Eaton school only being a short distance away, there are healthcare and sports facilities including Trent Lock Golf Club, walks in the nearby countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, the A42 and A50, Long Eaton and East Midlands Parkway Stations, East Midlands Airport which can be reached via the Skylink bus 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 glazed leaded panels leading to:

Reception Hall
Stairs with hand rail leading to the first floor, laminate flooring, feature vertical radiator with a mirrored panel inset, wall mounted electric consumer unit and door with inset glazed panels leading to:

Lounge/Sitting Room
24'1 x 15'9 to 5'4 approx (7.34m x 4.80m to 1.63m approx)
Double glazed window with fitted blind to the front, feature log burning flame effect electric wall mounted fire, cornice to the wall and ceiling, laminate flooring which extends across the whole of this large room and a radiator.

The dining/sitting area next to the kitchen has double opening, double glazed doors leading to the conservatory, radiator, cornice to the wall and ceiling and laminate flooring.

Kitchen
8'8 x 8' approx (2.64m x 2.44m approx)
The kitchen was re-fitted approx 4 years ago and has cream Shaker style units with brushed stainless steel fittings and wood grain effect work surfaces and includes a 1½ bowl sink with a mixer tap and four ring gas hob set in a work surface which extends to three sides and has space and plumbing for an automatic washing machine, cupboards, integrated dishwasher, oven and drawers below, space for an upright fridge/freezer, matching eye level wall cupboards, hood and back plate to the cooking area and a double glazed window to the rear.

Conservatory
12'2 x 9'10 approx (3.71m x 3.00m approx)
The conservatory provides a separate dining/sitting area and has double glazed French doors leading out to the rear garden, full height double glazed windows with fitted blinds to the sides and rear, polycarbonate roof, laminate flooring, radiator and recessed lighting to the solid part of the roof.

First Floor Landing
The balustrade continues from the stairs onto the landing, hatch to loft, Worcester Bosch boiler housed in a built-in airing/storage cupboard and panelled doors to the bedrooms and bathroom off the landing.

Bedroom 1
14' max x 12'7 approx (4.27m max x 3.84m approx)
This large main bedroom was created by combining two of the original bedrooms and has two double glazed windows with fitted blinds to the front, radiator, cornice to the wall and ceiling, double built-in wardrobe/cupboard and laminate flooring.

As people will see when they study the floor plan, there is the opportunity to use part of the third bedroom to create an en-suite shower room to the main bedroom if this was preferred by a new owner.

Bedroom 2
10' plus wardrobes x 7'9 approx (3.05m plus wardrobes x 2.36m approx)
Double glazed window with fitted blind to the rear, radiator and built-in wardrobe with mirror sliding doors.

Bedroom 3
15'6 x 6'5 approx (4.72m x 1.96m approx)
Double glazed window to the front, laminate flooring and a radiator.

Bedroom 4
9'3 to 6'2 x 6'5 approx (2.82m to 1.88m x 1.96m approx)
Double glazed window with fitted blind to the rear, radiator, laminate flooring and a double mirror fronted wardrobe.

Bathroom
The bathroom is fully tiled and has a white suite including a panelled bath with a mains flow shower over with a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, pedestal wash hand basin and a low flush w.c., chrome ladder towel radiator, opaque double glazed window with fitted blind and a double mirror fronted wall cabinet.

Outside
At the front of the property there is a Presscrete driveway which provides off road parking for two vehicles and has a step to the front door and a pebbled area, railings to the right hand boundary and a fence to the front and left hand boundaries with there being an outside light by the front door.

At the rear of the property there is a Presscrete patio leading onto a lawn with stone chipped beds to the side and the garden is kept private by having fencing to the boundaries.

Garage
26' x 6'8 approx (7.92m x 2.03m approx)
The tandem integral garage has an electrically operated roller doors to the front and rear, power and lighting is provided, there is access to the gas and electricity meters within the garage and an external tap is provided within the garage.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island by the railway station continue straight over and into Sawley. Take the right hand turning on to Draycott Road and after some distance take the left hand turning on to Repton Road. Turn right onto Twyford Road and then second right on to Hilton Close.
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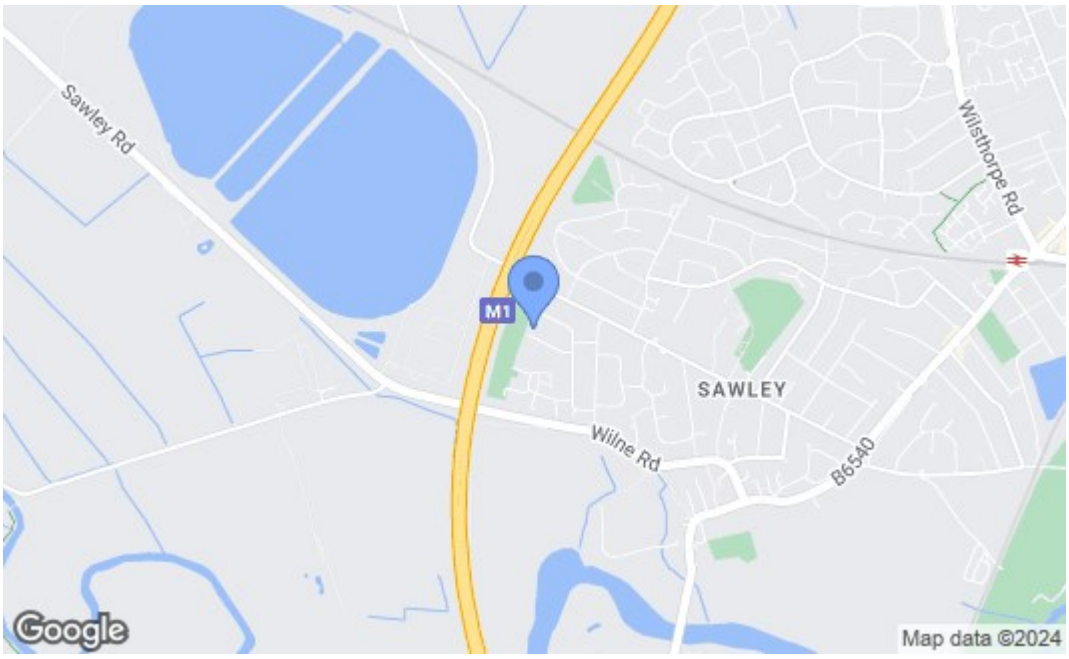
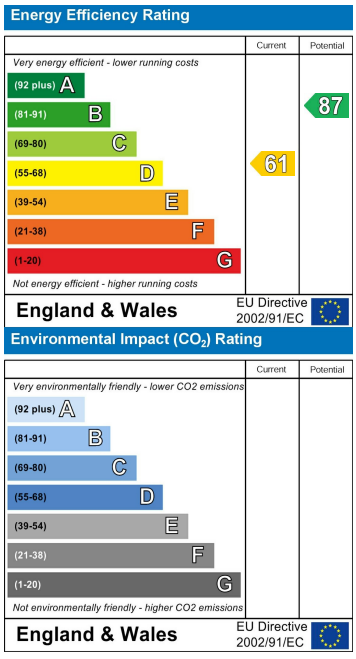
Council Tax
Erewash Borough Council Band B





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818