Robert Ellis

look no further...

Fairfield Crescent,
Sawley, Nottingham
NG10 3AH

Price Guide £280-290,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A WELL PRESENTED THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY SITUATED ON A LARGE CORNER PLOT IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA.

Being located on Fairfield Crescent which is a quiet road in the lovely residential area of Sawley, this property offers extensive ground floor living space and THREE DOUBLE BEDROOMS, all of which can only be appreciated by interested parties taking a full inspection so they can see the whole property for themselves. The property also benefits from having a large garden area as well as off road parking. The property benefits from previously having planning permission for a large side extension, meaning the new owner should easily be able to do this should they wish.
The property is well placed for easy access to the local amenities and facilities found in Sawley which include local shops and schools for younger children and to many other amenities and facilities offered by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations all under a pitched tiled roof to the main property and the well proportioned and tastefully finished accommodation derives all the benefits of GAS CENTRAL HEATING and from being DOUBLE GLAZED. The main entrance door to the front of the property leads through into the hallway off which there is the study/playroom. The hallway has stairs leading to the first floor and a door leading into the living/dining area. This is an L-shaped lounge/dining room which has a feature fireplace and large windows at both ends. There is also a ground floor w.c. to the ground floor.

To the first floor the landing leads to the three double bedrooms and a bathroom which includes a separate shower as well as a bath and a separate w.c. There is loft access via a ladder which leads to a boarded loft space which is extremely useful for storage and does provide the potential for the property to be further enlarged into the attic space if this was something a new owner wanted to carry out. At the front of the house is a driveway big enough to park two cars comfortably, alongside a front lawn. The main lawned gardens are to the left and rear of the house where there are mature borders and fencing to the boundaries and there are two sheds included. There is a further paved and decked area to the rear of the property which really does provide a sun trap for people to sit and enjoy outside living.

As previously mentioned the property is within easy reach of the local shops and schools for younger children that are provided in Sawley whilst extensive shopping facilities including an Asda and Tesco superstore and numerous other retail outlets are found in Long Eaton as are schools for older children, health care and sports facilities which include Trent Lock Golf Club 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 all of which provide access to Nottingham, Derby and other East Midlands towns and cities

Entrance Hall
5'2 x 7'5 approx (1.57m x 2.26m approx)
The light and airy entrance hall has a white UPVC door to the side with inset glass, a UPVC double glazed window to the front, laminate flooring, ceiling light, radiator. Which leads to study/playroom, lounge diner and stairs to the first floor

Lounge Diner
25'3 x 12'9 approx (7.70m x 3.89m approx)
The lounge diner has a dual aspect with UPVC double glazed windows to front and rear, laminate flooring, two ceiling lights, two radiators, TV point, feature fireplace with slate hearth, coving and under-stairs storage cupboard

Study/Playroom/Snug
7'7 x 12'3 approx (2.31m x 3.73m approx)
This flexible space has dual aspect UPVC double glazed windows to the front and side, laminate flooring, ceiling light and radiator

Breakfast Kitchen
17'1 x 7'8 approx (5.21m x 2.34m approx)
The breakfast kitchen has dual aspect UPVC double glazed windows to the side and rear, feature tile flooring, ceiling lights, radiator, a mixture of modern light grey gloss wall and base units with wood laminate rolled edge worktops with a seperate breakfast bar, stainless steel inst sink and drainer with swan neck mixer tap, induction hob, modern extractor, in-built oven, space for washing machine and tumble drier, in-built fridge freezer.

Ground Floor w.c.
2'7 x 3'8 approx (0.79m x 1.12m approx)
Having feature tilee flooring, ceiling light, low flush w.c., freestanding sink and extractor fan.

Conservatory
8'6 x 12'11 approx (2.59m x 3.94m approx)
The conservatory has UPVC double glazed conservatory with poly-carbonate roof, tile flooring, wall light, radiator and looks over the large corner plot garden.

First Floor Landing
12'1 x 2'9 approx (3.68m x 0.84m approx)
The landing has a UPVC double glazed window to the side rear garden, carpeted flooring, ceiling light, access to loft via loft hatch, which leads to the three double bedrooms and bathroom.

Bedroom 1
14'8 x 18'8 approx (4.47m x 5.69m approx)
The main bedroom has a UPVC double glazed window overlooking the front, laminate flooring, ceiling light, radiator and in-built storage/wardrobe.

Bedroom 2
12'9 x 10'2 approx (3.89m x 3.10m approx)
The second bedroom has a UPVC double glazed window to the rear, laminate flooring, ceiling light and radiator.

Bedroom 3
11'3 x 7'9 approx (3.43m x 2.36m approx)
The third bedroom has a UPVC double glazed window to the front, carpeted flooring, ceiling light and radiator.

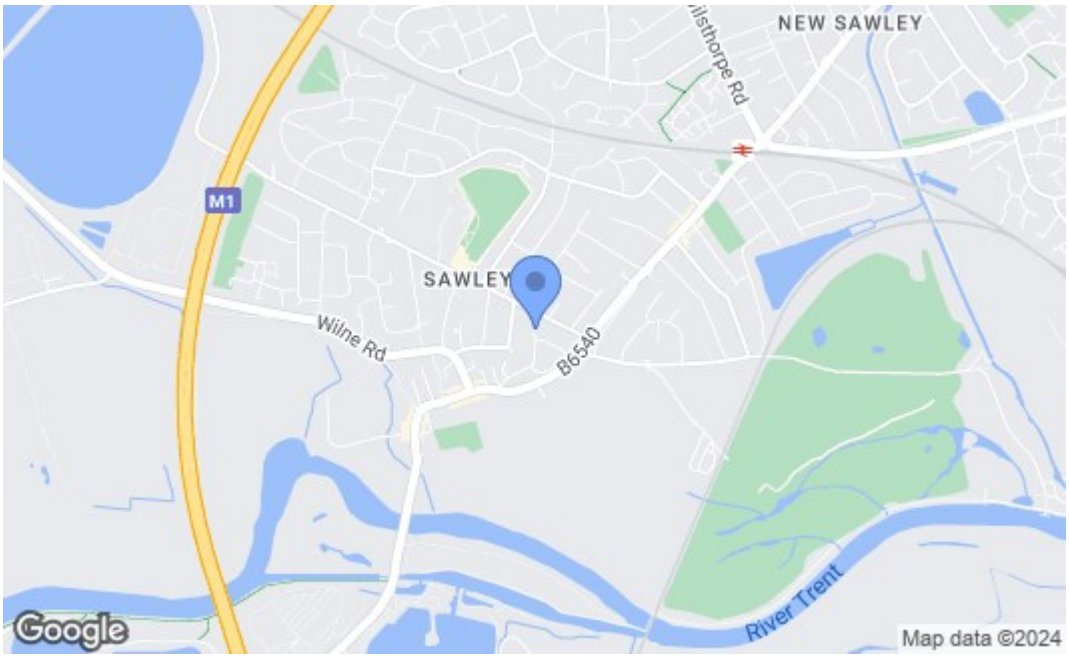
Bathroom
7'10 x 10'6 approx (2.39m x 3.20m approx)
The newly fitted bathroom is dual aspect with UPVC double glazed obscure windows to the side and rear garden, tile flooring.

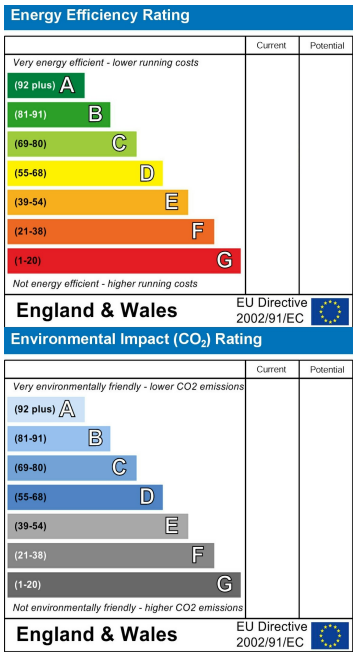
Outside
There is a driveway which leads from the front of the property down the left hand side to a large off road car standing area in front and to the left hand side which provides an ideal space for a caravan, motor home or similar vehicle. There is a lawn at the front with beds to the sides and to the immediate rear of the property there is a further block paved and decked area which provides a lovely private sun trap for people to sit and enjoy outside living. To the right hand side of the property there is a large lawned garden area with established beds to the sides and this area is kept private by having fencing to the boundaries. There are two wooden sheds included in the sale and behind the shed there is a useful storage area. There is an outside water supply.

Directions
Proceed out of Long Eaton along Tamworth Road continuing over the traffic island and under the railway bridge into Sawley. After some distance take the right hand turning just after the bend into Fairfield Crescent.
8019JG

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 5mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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