Robert Ellis

look no further...

Baslow Close,
Sawley, Nottingham
NG10 3ES

£250,000 Freehold

0115 946 1818

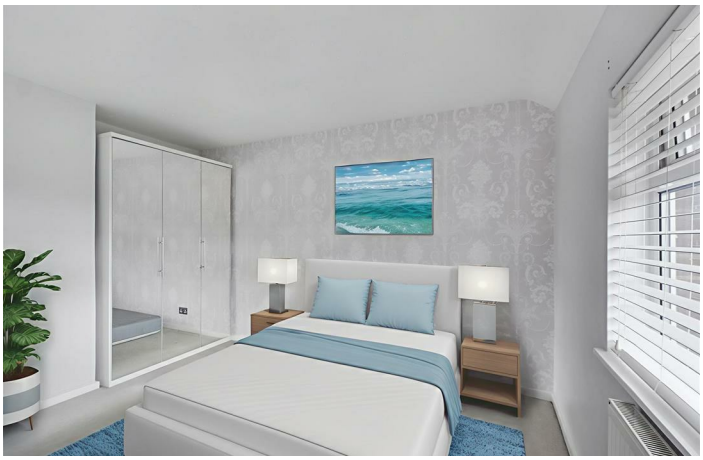
/robertellisestateagent @robertellisea

AN IMMACULATE AND BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH A LARGE GARDEN OFFERING SPACIOUS ACCOMMODATION WITH OPEN PLAN KITCHEN DINER BEING SOLD WITH NO UPWARD CHAIN!

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 with a press-crete driveway to the front. 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. With the added benefit of being sold with no upward chain!

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 light and airy entrance hall, a bay-fronted lounge. The internal doors have all been upgraded along with the immaculate open-plan kitchen diner with windows and back door to the rear garden. To the first floor there are three bedrooms and a recently re-fitted bathroom. Outside there is off street parking to the front and the rear garden is large with a lawned area with new hard-standing for a garage or sheds, 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.



Entrance Hall
9'5 x 5'9 approx (2.87m x 1.75m approx)
UPVC double glazed door to the front with inset obscure glazed panel, dark wood laminate flooring, ceiling light, panelled staircase, coving, new internal doors with inset glazed panels to the lounge and kitchen diner, understairs storage cupboard, stairs to the first floor and block glazed window to the side, cupboard housing the fuse box.

Kitchen Diner
19'1 x 9'9 approx (5.82m x 2.97m approx)
With two UPVC double glazed windows and door with inset glazed panel to the rear, understairs cupboard with an obscure window to the side, coving, two ceiling lights, range of putty/grey contemporary Shaker style wall, base and drawer units to three walls with space for a washing machine, contemporary work surface and splashback, four ring electric hob and modern stainless steel and glass extractor above, space for a free standing fridge freezer, large display unit, inset sink and drainer with mixer tap, two double radiators, grey format tiles to the floor.

Lounge
15'1 x 12'9 approx (4.60m x 3.89m approx)
UPVC double glazed bay window to the front, grey carpeted flooring, TV point, ceiling light, coving, space for an electric fireplace and double wall mounted radiator.

First Floor Landing
5'9 x 9' approx (1.75m x 2.74m approx)
UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch, coving and two built-in storage cupboards.

Bedroom 1
12'9 x10'7 approx (3.89m x3.23m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and mirrored wardrobes.

Bedroom 2
12'8 x 10' approx (3.86m x 3.05m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator, TV point and ceiling light.

Bedroom 3
8'5 x 7'7 approx (2.57m x 2.31m approx)
UPVC double glazed window to the front, laminate flooring, ceiling light, double radiator and large built-in storage wardrobe.

Bathroom
7'3 x 5'4 approx (2.21m x 1.63m approx)
Two obscure UPVC double glazed windows to the rear, dark wood laminate flooring, LED ceiling lights, low flush w.c., double radiator, pedestal wash hand basin and panelled bath with mains fed shower above, tiled splashbacks.

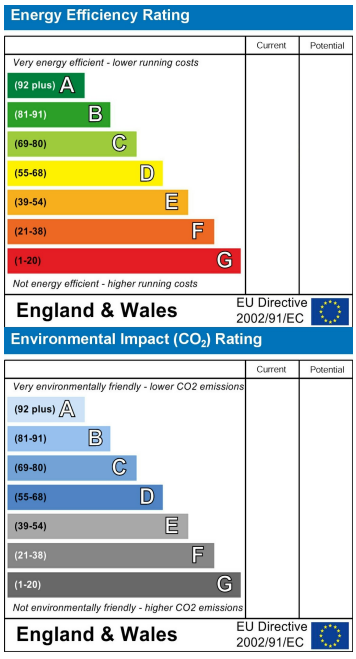
Outside
To the front of the property there is a large Presscrete driveway for at least two vehicles with access to the rear garden via a secure wooden gate to the left of the property which has further block paving.

To the rear there is a large enclosed garden with a lawned area, new hard standing for potential garage, fencing and hedging to the boundaries. There is a greenhouse to the right hand side.

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, right again into Baslow Close and the property can be found on the right.
8878JG

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 6mbps Superfast 40mbps Ultrafast 1800mbps
Phone Signal – 02, Vodafone, Three, EE
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



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