Robert Ellis

look no further...

Draycott Road,
Sawley, Nottingham
NG10 3BY

£220,000 Freehold

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THIS IS A TRADITIONAL TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY SITUATEDS IN THIS VERY POPULAR RESIDENTIAL AREA WHICH HAS EXCELLENT LOCAL AMENITIES AND FACILITIES.

Being situated on a large plot which is set back from Draycott Road, this traditional property provides the opportunity for a new owner to keep it as a two double bedroom property, or easily change into a three bedroom home. The property is being sold with the benefit of NO UPWARD CHAIN and is ready for a new owner to move into straight away without having to carry out any initial work and then decide what they might want to alter the property at a later stage. For the size of the accommodation and the privacy of the garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property has been owned by the same family since it was built and we are sure it will appeal to people who are either buying their first home or looking for a new family home which is close to the local amenities provided by Sawley and is also close to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and extremely well maintained accommodation derives all the benefits of gas central heating and double glazing. Being entered through the front door, the accommodation includes a reception hall, from which there are stairs leading to the first floor and a door taking you into the lounge/sitting room which has a feature stone fireplace with plinths to either side and incorporates a coal effect gas fire. From the main reception room there is a door leading to the rear hallway, off which there is a ground floor w.c. and the dining kitchen which is fitted with wall and base units and has a window overlooking the rear garden. To the first floor the landing leads to the two double bedrooms and the fully tiled shower room which currently includes a large walk-in shower, but could easily have a bath fitted if this was preferred by a new owner. Outside there is a block paved driveway at the front which provides off road parking for up to three vehicles and this extends to a path leading to the front door and down the right hand side of the property to the garage which is positioned at the rear of the house. There is a lawned garden at the front and at the rear a block paved patio with a path leading to the bottom of the garden where there is a summerhouse and there are lawns with borders to the sides with the rear garden being kept private by having fencing to the three boundaries.

The property is within easy reach of excellent local schools for younger children, there is a Co-op convenience store on Draycott Road with more shopping facilities being found on Tamworth Road in Sawley and at Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets and also schools for older children, there are healthcare and sports facilities which includes the Trent Lock Golf Club, walks in the surrounding picturesque countryside and at Trent Lock, there are several local pubs and restaurants and the transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport, Long Eaton station is only a few minutes away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

UPVC front door with two inset opaque glazed leaded panels and matching double glazed side panel leading to:

Reception Hall
Stairs with hand rail leading to the first floor and a door to:

Lounge/Sitting Room
16'2 x 11'3 approx (4.93m x 3.43m approx)
Double glazed window with fitted vertical blinds to the front, feature coal effect gas fire set in a stone surround with wooden top plinths to either side, a Cornish slate hearth and inset, picture rail to the walls, radiator and a cupboard beneath the stairs which houses the gas meter.

Dining Kitchen
13' max reducing to 10'6 x 8'10 approx (3.96m max reducing to 3.20m x 2.69m approx)
The kitchen is fitted with a stainless steel sink having a mixer tap set in an L shaped work surface with cupboards, drawers and space for an automatic washing machine below, space and plumbing for an upright gas cooker, matching eye level wall cupboards and shelving, tiling to the walls by the work surface and cooking areas, double glazed window with fitted vertical blinds to the rear, radiator and a three burner wall mounted gas fire. There is a walk-in pantry with shelving and a tiled thrawl and an opaque double glazed window.

Rear Hall
Half opaque double glazed door leading out to the side of the property, space for an upright fridge/freezer, electricity meter housed in a fitted eye level wall cupboard and the wall mounted electric consumer unit and a pantry/cloaks cupboard with shelving and cloaks hanging.

Ground Floor w.c.
Having a white low flush w.c., hand basin with a mixer tap, tiled splashback and a double cupboard beneath, opaque double glazed window, wall mounted gas boiler and heating and hot water programmer.

First Floor Landing
Double glazed window to the side, hatch to loft, the balustrade continues from the stairs onto the landing and there is a double built-in airing/storage cupboard housing the hot water and cold water storage tanks.

Bedroom 1
16'3 reducing to 11' x 10'2 approx (4.95m reducing to 3.35m x 3.10m approx)
This large double bedroom has two double glazed windows with fitted vertical blinds to the front, two radiators and a built-in storage cupboard. This room could easily be divided into two bedrooms to create a three bedroom property which is an alteration that has been carried out in other similar properties.

Bedroom 2
13' max x 10'2 approx (3.96m max x 3.10m approx)
Double glazed window with fitted vertical blinds to the rear and a radiator.

Shower Room
The bathroom has been changed into a shower room and is fully tiled with a large walk-in shower having an Aqualisa shower and a glazed protective screen, hand basin with mixer tap set in a surface with a double cupboard beneath and a low flush w.c. with a concealed cistern, chrome heated ladder towel radiator, tiled flooring, opaque double glazed window, panelling to the ceiling with recessed lighting, wall mounted mirror fronted corner cabinet and a mirror to the rear of the door from the landing.

Outside
At the front of the property there is a block paved drive which provides off road parking for up to three vehicles and leads to the front door and the drive continues down the right hand side of the property to the garage which is positioned at the rear. There is a lawn in front of the house with established borders to three sides and there is fencing and natural screening to the front and side boundaries. There is an outside security light at the side of the property and high level fencing running down the right hand side boundary.

The rear garden has a block paved patio area to the immediate rear of the house and this extends down the side of the garage and a path leads to the bottom of the garden where there is a summerhouse which has a rockery bed to one side. There are lawns with borders to the sides and the garden is kept private by having fencing to the three boundaries. There is an outside water supply provided.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance and turn right into Draycott Road where the property can be found on the right hand side.
7282AMMP

Council Tax
Erewash Borough Council Band B

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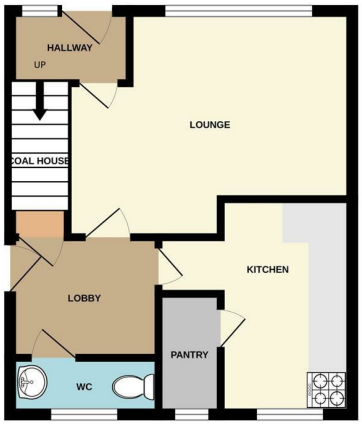

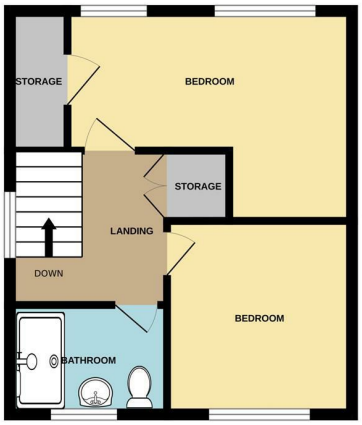

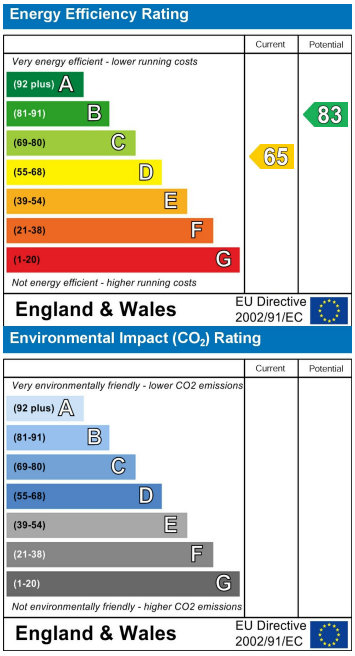

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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