Robert Ellis

look no further...

Draycott Road,
Sawley, Nottingham
NG10 3BY

£290,000 Freehold

0115 946 1818

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AN EXTENDED AND WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME WITH LARGE GARDEN, AMPLE OFF STREET PARKING AND EXTERIOR WORKSHOP WITH OFFICE SPACE.

Robert Ellis are delighted to bring to the market this spacious and well presented family home. Extended in 2019, the property is constructed of brick and benefits from gas central heating and double glazing and would ideally suit a wide range of buyers. There is a large rear garden with exterior workshop and office space to the rear and to the front the property overlooks a playing field. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises of an entrance hallway, large lounge and spacious, modern L shaped kitchen diner with integrated cooking appliances. To the first floor the landing leads to three generous bedrooms and a three piece family bathroom suite. To the front there is ample off street parking for several vehicles, a small garden area and overlooks a playing field. To the rear there is a large lawned garden with mature trees and flower beds, two patios, a greenhouse, wooden storage shed and workshop with exterior office space with power and lighting.

Located in the popular residential area of Sawley, close to a wide range of local schools, shops and within walking distance to the local park and playing field. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby, with East Midlands Airport and Long Eaton train station a short drive away.

Entrance Hallway
Composite front door, Karndean flooring, stairs to the first floor, ceiling light and a radiator.

Lounge/Dining Room
25'2 x 9'4 approx (7.67m x 2.84m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, gas fire and ceiling light.

Kitchen Diner
23'5 x 8'1 plus 17'6 x 10'5 approx (7.14m x 2.46m plus 5.33m x 3.18m approx)
The L shaped kitchen has UPVC double glazed French doors and a UPVC double glazed window to the rear, UPVC double glazed door to the side, Karndean flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, tiled splashbacks, integrated electric oven, space and housing for a fridge freezer, upright vertical modern radiator, integrated gas hob and extractor fan over, spaces for a washing machine, dishwasher and tumble dryer, skylight, spotlights and understairs storage cupboard.

First Floor Landing
UPVC double glazed window to the side, carpeted flooring, loft access and ceiling light.

Bedroom 1
11'4 x 10'3 approx (3.45m x 3.12m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 2
10'4 x 11' approx (3.15m x 3.35m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

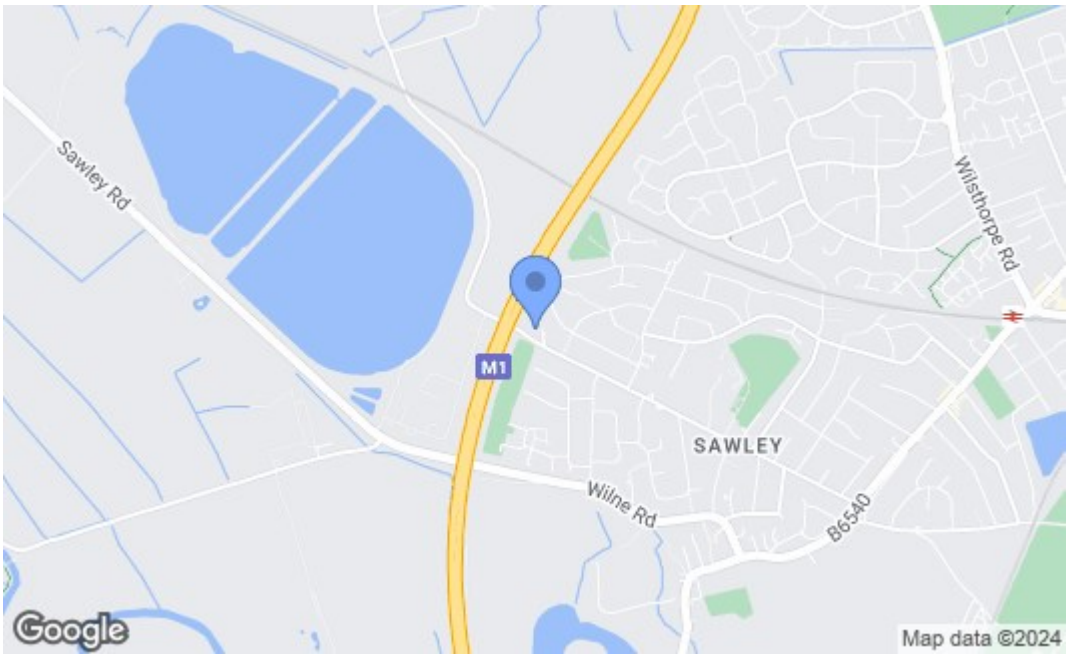
Bedroom 3
7'3 x 6'8 approx (2.21m x 2.03m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

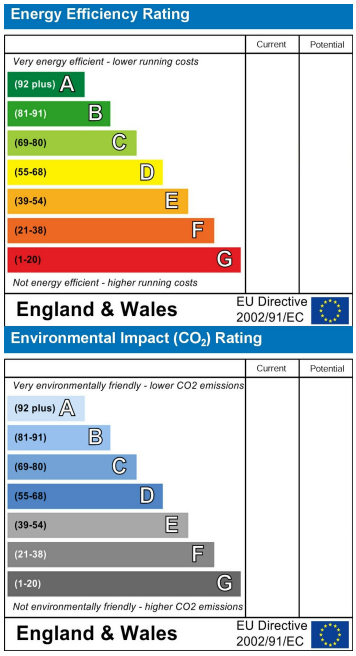
Bathroom
7'3 x 7'3 approx (2.21m x 2.21m approx)
Obscure UPVC double glazed windows to the rear and side, vinyl flooring, bath with shower over, heated towel rail, low flush w.c., utility sink and ceiling light.

Outside
To the front of the property there is ample off street parking for several vehicles, lawned garden with shrubs and trees to the borders, fencing to the boundaries. To the rear there are two patios, greenhouse, shed, workshop with exterior office space, vegetable patches, lawned garden with mature flower beds and trees.

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 turn right into Draycott Road where the property can be found on the right hand side.
7773AMRS

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.

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