Robert Ellis

look no further...

Tamworth Road,
Sawley, Nottingham
NG10 3FB

£349,995 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A TRADITIONAL DETACHED HOUSE SITUATED ON A CORNER PLOT IN THE HEART OF THIS MOST SOUGHT AFTER RESIDENTIAL AREA.

Robert Ellis are pleased to be instructed to market this traditional bay front detached house which has been fully upgraded over the years but still retains many of the original features such as internal pine doors, feature balustrade to the stairs and has open fireplaces with feature surrounds in both the lounge and dining/living kitchen. For all that is included in this lovely home to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see the extent and quality of the accommodation and privacy of the garden areas at the front, side and rear for themselves. Sawley is a sought after residential area with schools for younger children, a variety of shops and walks in the surrounding countryside, all of which have helped to make this a very popular and convenient place for people to live.

The property stands well back from the road behind a walled and screened garden and the house is constructed of brick t the external elevations all under a pitched tiled roof. The well proportioned accommodation derives all the benefits of a gas central heating system with the boiler having been replaced approximately 2 years ago and being operated by a Hive heating system which enables the heating to be remotely operated and there is double glazing throughout. In brief the accommodation includes a fully enclosed porch, reception hallway with a feature staircase leading to the first floor, lounge/sitting room which has a feature open fireplace and bay window to the front, living/dining kitchen which has hand painted units and quality granite and wooden work surfaces and in the sitting/dining area of this room there is another feature open fireplace and a door leading into the utility room which has an extensive range of full height fitted storage cupboards. To the first floor the spacious landing leads to the three bedrooms and the luxurious bathroom which has a roll top bath as well as a separate shower. Outside there is a detached garage with the gardens at the front being screened from the neighbours and road and there is a gate leading to a block paved pathway which runs down the side of the house to the rear where there is a paved patio area which is Southerly facing and provides a private place to sit and enjoy outside living.

Sawley is a very popular residential area with local shops being at hand as well as Tesco, Asda and Aldi stores being found in Long Eaton, there are schools for younger children in Sawley with senior schools being close by, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the Trent Lock Golf club is also within easy reach, there are walks in the picturesque nearby countryside and along the banks of the River Trent and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Fully enclosed porch with a composite front door having two inset opaque glazed panels and double glazed panels to either side leading through an original front door which has two stained glass leaded inset panels and opaque glazed windows to either side.

Reception Hall
Stairs with feature balustrade and wood panelling to the side with there being an understairs storage cupboard which has a double glazed window to the side and houses the electric consumer unit and panel for the alarm system, feature arched stained glass, leaded double glazed window to the side, cast iron radiator, Karndean style flooring and original wood panelled doors leading to the lounge and living/dining kitchen.

Lounge/Sitting Room
11'10 x 11'10 plus bay approx (3.61m x 3.61m plus bay approx)
Double glazed leaded bay window to the front with stained glass leaded top panels, feature open fireplace set in a wooden Adam style surround with a cast iron and tiled inset with a tiled hearth and a radiator.

Dining/Living Kitchen
21'9 x 13'8 approx (6.63m x 4.17m approx)
The kitchen is fitted with hand painted units with wooden and granite work surfaces and includes a sink with a mixer tap set in a granite central island with cupboards, drawers, an integrated dishwasher and a pull out bin unit with two sections for recycling etc with one of the cupboards below this central island having a power point, L shaped wooden work surface with cupboards, drawers and an integrated fridge and freezer below, cooking Range set in a tiled recess, further wooden work surface with drawers and cupboard beneath, double pantry style cupboard with shelving and racking, cupboards and drawers to either side of the cooking range with an extractor hood set in a pelmet over, plate rack and shelved wall mounted unit and a further double wall mounted cupboard which matches the other units in the kitchen, composite stable style door with an inset, double glazed panel which has an integrated adjustable blind, oak flooring, feature open fireplace with a cast iron and tiled surround, two cast iron radiators, recessed LED lighting to the ceiling in the kitchen area, double glazed windows to the side and rear, aerial point and power point for a wall mounted TV and a feature wooden door with an inset leaded double glazed panel leading through into:

Utility Room
11'5 x 7'3 approx (3.48m x 2.21m approx)
The utility room has a 1½ bowl enamel sink with a mixer tap set in a work surface with a double cupboard and spaces for both an automatic washing machine and tumble dryer below, a range of full height fitted shelved storage cupboards extending along one wall, feature vaulted ceiling with beams and recessed lighting, double glazed window to the side, feature exposed brick work to one wall, radiator, half double glazed door leading out to the courtyard garden, oak flooring and an extractor fan.

First Floor Landing
The balustrade continues from the stairs onto the landing, hatch with a ladder to the loft which is part boarded and also housing the gas boiler which has recently been re-fitted with the heating system operating on a Hive system, corner double glazed leaded window and original wood panelled doors leading to:

Bedroom 1
11'10 plus bay x 11'10 approx (3.61m plus bay x 3.61m approx)
Double glazed leaded bay window to the front with stained glass top panels and a radiator.

Bedroom 2
13'9 x 11'10 reducing to 9'5 approx (4.19m x 3.61m reducing to 2.87m approx)
Double glazed window to the rear, radiator and walk-in wardrobe having double opening pine doors.

Bedroom 3
9' x 7'5 approx (2.74m x 2.26m approx)
Double glazed leaded window to the front with stained glass leaded top panels and a radiator.

Bathroom
The bathroom has a roll top bath with claw feet, a large walk-in shower with a mains flow shower system having an overhead rain shower and hand held shower, tiling to two walls, a glazed door and protective glazed screens to two sides, Saniton low flush w.c. and pedestal wash hand basin, opaque double glazed leaded corner window with a second opaque double glazed leaded window, tiled flooring, recessed lighting to the ceiling and a feature cast iron radiator.

Outside
At the front of the property there is a lawned garden with established beds and screening to the borders at the sides, there is a fence to the left hand boundary and a wall to the right hand side and front boundaries. There is a wrought iron entrance gate into the front garden area where there is a block paved pathway which leads to the front door and across the front of the house and there is a wooden gate to the side of the house with a bin storage area next to the gate.

The block paving runs down the right hand side of the property with this area being kept private by having a stone wall and fencing to the right hand side boundary, the block paving extends across the rear of the house and provides a lovely place for people to sit and enjoy outside living and there is a wooden gate leading from the rear garden to the front of the garage. There is a coal bunker at the rear of the house which will remain when the property is sold, a storage space behind the garage, outside power points, hot and cold water taps and lighting around the outside of the property.

Garage
20'4 x 9'6 approx (6.20m x 2.90m approx)
The detached garage is positioned to the rear of the property and has rendering to the external walls under a pitched tiled roof with an up and over door to the front and a glazed door and window to the side and power and lighting is provided.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley and the property can be found on the left hand side.
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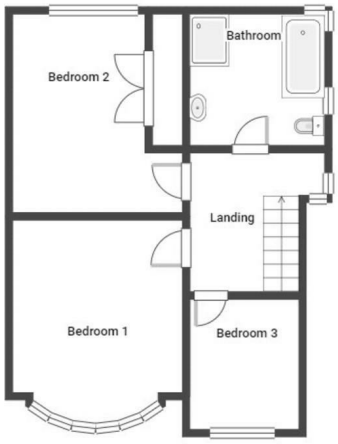

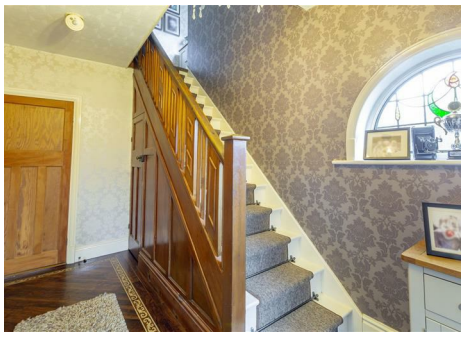

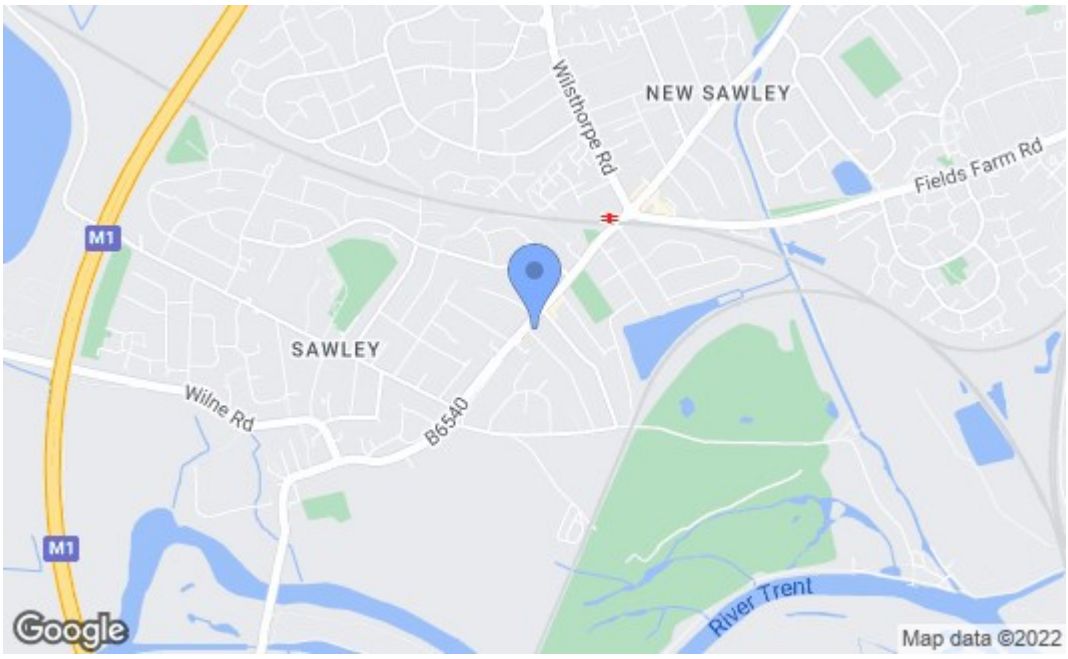

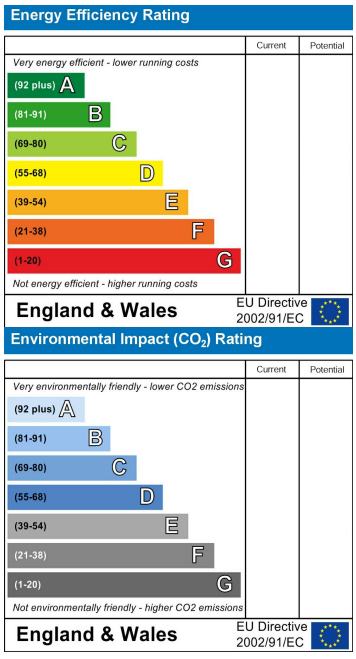

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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