Robert Ellis

look no further...

Draycott Road,
Sawley, Nottingham
NG10 3BZ

£300,000 Freehold

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TWO DOUBLE BEDROOM DETACHED BUNGALOW ON A GENEROUS PLOT – NO UPWARD CHAIN

This 1960s two double bedroom detached bungalow is situated on a large plot and is being sold with the benefit of no upward chain, offering an excellent opportunity for buyers looking to put their own stamp on a spacious home. The property provides well proportioned accommodation throughout, including a lounge, kitchen and separate utility, along with two good size double bedrooms and a bathroom. While the bungalow has been well maintained, it would benefit from some cosmetic upgrading, allowing purchasers to personalise to their own taste. Externally, the property stands on a generous and private plot with a secure, enclosed and established L-shaped garden, ideal for those who enjoy outdoor space. There is a wide driveway providing off-road parking for up to three vehicles, along with a reinforced lawn area allowing for easy turning. The garden also includes two sheds, one of which is equipped with power and lighting and is ideal for use as a workshop. An excellent opportunity to acquire a detached bungalow with great potential in a desirable setting.

The property comprises of a side entrance porch leading into a spacious hallway, from which doors provide access to the main accommodation. The lounge is positioned to the front and features a bay window, while the property is currently heated via storage heaters and secondary heating, and would benefit from some cosmetic upgrading. There are two double bedrooms and a shower room which includes a WC and bidet. To the rear, the kitchen has access into a conservatory with a glass roof and the added benefit of underfloor heating. There is also a separate utility room with a useful larder/pantry off. Outside, the property benefits from a driveway to the side and a reinforced front lawn area which allows for vehicle turning, along with a carport providing covered parking and gated access to the rear. The rear garden is L-shaped, enclosed and well established with a range of bushes and shrubs, and includes two sheds, one of which is currently used as a workshop with power and lighting.

The property is only a couple of minutes walk away from a Co-op store on Draycott Road and the Moir Medical Centre, there are further shopping facilities found on Tamworth Road and Long Eaton is only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are excellent schools for younger children within walking distance of the property with Long Eaton school for older children only being a few minutes drive away, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the nearby open countryside 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.

Porch
5'4" x 3'5" approx (1.65 x 1.05 approx)
The front door is to the side with security light and another door into the entrance hall.

Entrance Hall
5'4" x 17'10" approx (1.65 x 5.45 approx)
The entrance hall has carpeted flooring, electric storage heater, ceiling light, storage cupboard above the door, access to the loft via a loft hatch. There are doors off to the two bedrooms and lounge, shower room and kitchen.

Bay Fronted Lounge
10'6" x 15'0" approx (3.21 x 4.58 approx)
With a bay window to the front with secondary glazing, storage heater and a fitted gas fireplace, carpeted flooring, cornice to the ceiling, two ceiling lights and TV point.

Breakfast Kitchen
11'9" x 11'1" approx (3.6 x 3.4 approx)
The kitchen has a storage heater, plinth electric fan heater, modern wall, drawer and base units to two walls with laminate rolled edge worktop, the wall cupboard having under counter lighting, composite 1½ bowl sink and drainer with swan neck mixer tap, electric oven, gas hob, integrated fridge, DAFI under sink heater for instant hot water. The island unit is freestanding and can be removed if required.

Utility
8'7" x 6'8" approx (2.63 x 2.05 approx)
The utility has a window to the side with secondary glazing and a door to the rear garden, base units with worktop, plumbing for washing machine and stainless steel inset sink and drainer, vinyl flooring. From this room there is a useful larder/pantry which houses the electric and gas meters.

Conservatory
9'3" x 11'1" approx (2.82 x 3.4 approx)
The conservatory is UPVC double glazed with a glass roof and overlooks the rear garden, with underfloor heating, ceiling light and fan, door to the rear garden to the side

Bedroom One
10'6" x 15'1" approx (3.21 x 4.6 approx)
With a bay window to the front with secondary glazing, large wardrobe to one wall, carpeted flooring, ceiling light, internet point and a hidden safe under the floor.

Bedroom Two
11'9" x 12'2" aprox (3.6 x 3.73 aprox)
With a window overlooking the rear garden, carpeted flooring, storage heater ceiling light. This is currently used as an office but would fit a double bed.

Shower Room
7'0" x 8'9" approx (2.14 x 2.68 approx)
This has a large shower cubicle with electric shower, sink with storage below which has a dafi under sink heater, low-fush W.C, bidet, ceiling light and extractor. This room is tiled to the mid walls and behind the shower.

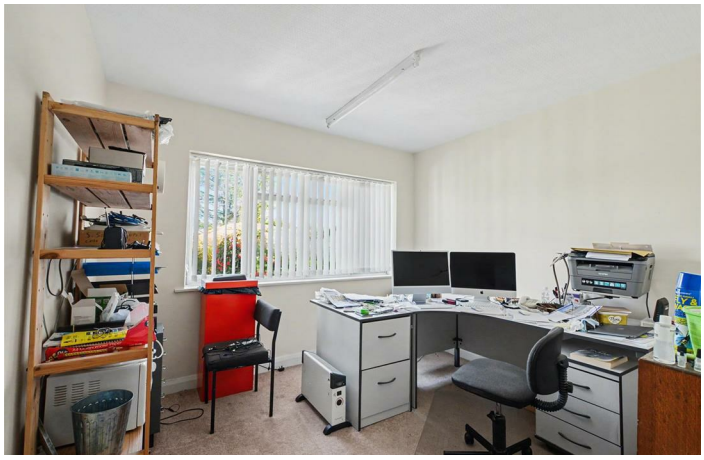
Outside
To the front, the property sits back from the road with a hedge for privacy, there is a block-paved driveway with an reinforced lawn which can be used as turning space, with shrubs and trees. To the side there is a car port with gates into the rear garden.

To the rear there is an enclosed L-shaped garden which is well established with plants, trees and mature shrubs and lawn. There is an outside tap, power socket and courtesy lighting. There are two sheds, the first has power and lighting and used as a workshop.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. After some distance turn right into Draycott Road and the property can be found some way down on the right hand side.
9264JG

Council Tax
Erewash Council Tax Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric storage heaters
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 5mbps Superfast 30mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
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



Robert Ellis
ESTATE AGENTS

GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.

TOTAL FLOOR AREA : 1164 sq.ft. (108.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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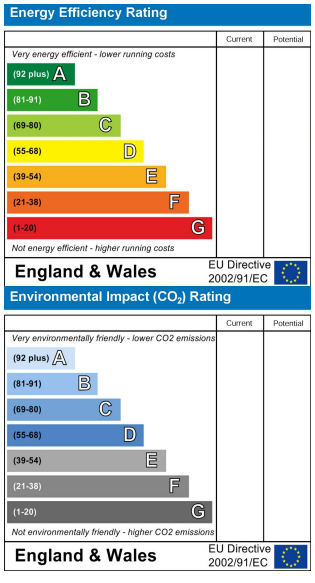

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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