Robert Ellis

look no further...

Wilmot Street,
Sawley, Nottingham
NG10 3GY

O/O £235,000 Freehold

0115 946 1818

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AN EXTENDED, SPACIOUS AND WELL PRESENTED, TWO DOUBLE BEDROOM SEMI-DETACHED HOME WITH OFF STREET PARKING AND SOUTH-FACING REAR GARDEN.

Robert Ellis are delighted to bring to the market this spacious and well presented two double bedroom semi-detached home with off street parking for two vehicles. The property is constructed of brick and benefits from a ground floor extension offering ample living space and has double glazing and gas central heating throughout. The property would suit a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge with log burner, open plan kitchen/diner with integrated appliances and an open working fire, extended sitting room overlooking the garden, utility room and a downstairs WC. To the first floor the landing leads to two spacious bedrooms with fitted wardrobes and the modern family bathroom suite. To the exterior, the property benefits off street parking to the front for two vehicles and to the rear, a large south-facing rear garden with patio area, turf, flower beds and storage sheds with the bigger of the two having a power supply.

Located in the popular village of Sawley, close to a wide range of local schools, shops and parks. The property has fantastic transport links nearby including bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. Long Eaton train station and East Midlands Airport are just a short drive away.

Entrance Hall
UPVC double glazed front door, tiled flooring, radiator, painted plaster ceiling, ceiling light.

Lounge
11'0 x 12'2 approx (3.35m x 3.71m approx)
UPVC double glazed bay window overlooking the front, laminate flooring, wood burner, window seat, radiator, painted plaster ceiling, ceiling light.

Kitchen/Diner
11'8 x 12'2 approx (3.56m x 3.71m approx)
UPVC double glazed patterned window overlooking the side, tiled flooring, radiator, open fire, painted plaster ceiling, ceiling light, integrated electric oven, gas hob, overhead extractor fan, integrated dishwasher.

Sitting Room
9'0 x 8'3 approx (2.74m x 2.51m approx)
UPVC double glazed French doors overlooking and leading to the rear garden, velux window, laminate flooring, radiator, painted plaster ceiling, ceiling light

Utility Room
4'9 x 8'4 x 3'5 approx (1.45m x 2.54m x 1.04m approx)
UPVC double glazed patterned window overlooking the side, tiled flooring, radiator, space for washing machine, space for tumble dryer, loft hatch providing access to ample storage space, painted plaster ceiling, spotlights.

Downstairs WC
2'2 x 4'1 approx (0.66m x 1.24m approx)
UPVC double glazed patterned window overlooking the side, tiled flooring, low flush w.c., painted plaster ceiling, ceiling light.

Firsts Floor Landing
UPVC double glazed patterned window overlooking the side, carpeted flooring, loft access, textured ceiling, ceiling light.

Bedroom One
12'2 x 11'1 approx (3.71m x 3.38m approx)
UPVC double glazed bay window overlooking the front, fitted wardrobes, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

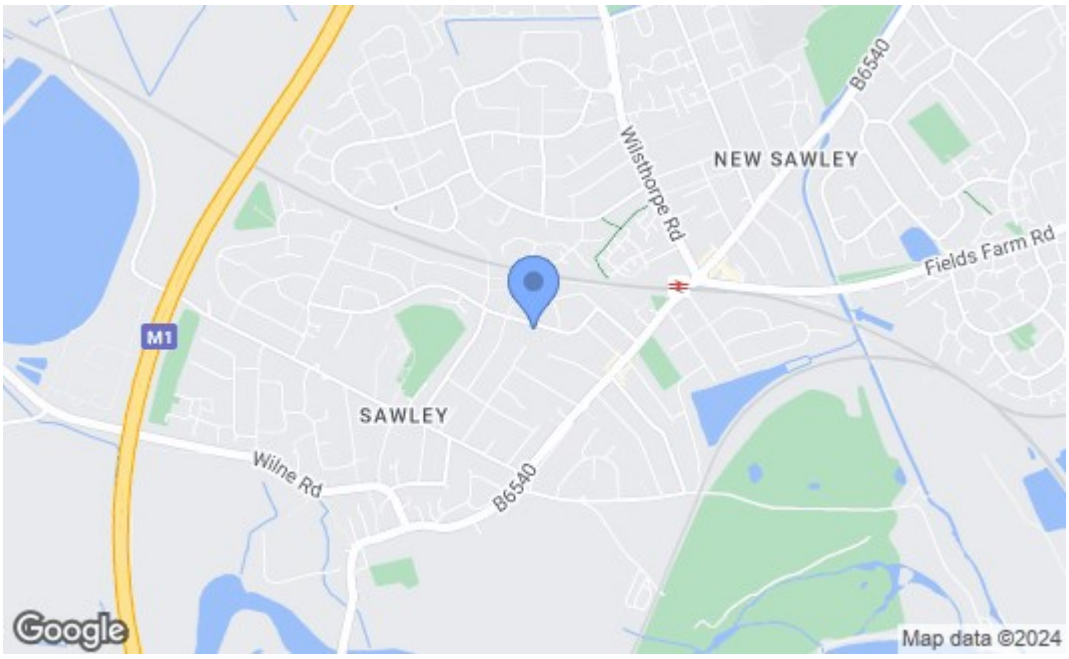
Bedroom Two
11'9 x 9'2 approx (3.58m x 2.79m approx)
UPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

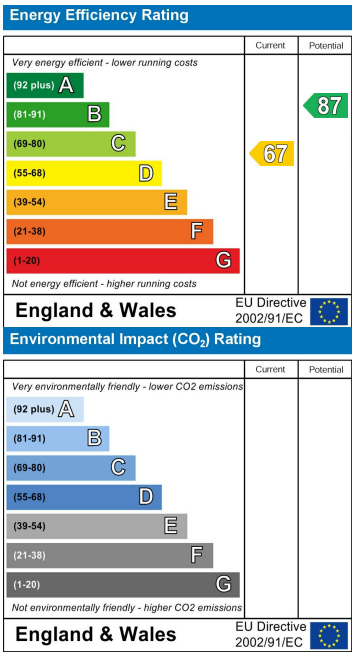
Family Bathroom
5'5 x 8'9 approx (1.65m x 2.67m approx)
uPVC double glazed patterned window overlooking the rear, tiled flooring, radiator, WC, pedestal sink, bath with mixer tap, shower over the bath, painted plaster ceiling, spotlights.

Oustide
To the front of the property there is ample off street parking for two vehicles. To the rear, there is a large south-facing garden with patio area, turf, flower beds and storage sheds with the bigger of the two benefitting from a power supply.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right into Victoria Street and left into Wilmot Street and the property can be found as identified by our for sale board on the left hand side.
7862RS

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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