Robert Ellis

look no further...

Reedman Road,
Sawley, Nottingham
NG10 3FD

£269,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A BEAUTIFULLY PRESENTED, TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE SITUATED ON A MOST POPULAR ROAD, CLOSE TO ALL THE LOCAL SAWLEY AMENITIES.

Being located on Reedman Road, one of the most popular community roads in Sawley, this traditional bay fronted semi detached house offers families and first time buyers alike a lovely home. For the size and space of the accommodation, a viewing is highly recommended. From a multi fuel burner in the lounge, the original internal doors, parquet flooring in the hallway and the usual mod cons also in play with gas central heating and double glazing throughout and block paved parking to the front offering two parking spaces, this is one property that shouldn't be missed.

The property is constructed of brick to the external elevations under a pitched tiled roof and stands back from the road with a block paved front driveway leading to the front door with feature tiled step and when opening the front door you are greeted by a beautiful parquet flooring leading to the two reception rooms which has been tastefully and recently decorated to incorporate feature fireplaces, one of which has a multi fuel burner, the flooring has also been replaced with attractive fusion flooring. IN the hallway there are understairs cupboards offering plenty of storage, the kitchen benefits from a mixture of modern cream wall and base units with oak effect work surfaces with many integrated appliances along with dual aspect windows to the side and rear making this a light and airy space. To the first floor the wooden balustrades provide a beautiful feature leading to the landing with three bedrooms and family bathroom, the bath having a rainwater shower over. Outside there is a block paved drive for two cars leading down the left hand side to the rear garden which has two spacious block paved patio areas, lawn, large storage shed and fencing to the boundaries. There are established shrub borders with a large Acer tree. The well proportioned accommodation derives all the benefits from having gas central heating and double glazing.

The property is within easy reach and in walking distance of the local shops provided by Sawley, while supermarkets can be found in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include Trent Lock Golf Club, walks in the adjoining countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton station which is literally just a few minutes walk from the house, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Hallway
5'4 x 12'2 approx (1.63m x 3.71m approx)
UPVC double glazed door to the front with glass panels to either side, original parquet flooring, radiator, ceiling light and two understairs cupboards.

Lounge
11'3 x 12'1 approx (3.43m x 3.68m approx)
UPVC double glazed bay window to the front, fusion wood flooring, radiator, ceiling lights with wall uplights and a dimmer, in-built storage cupboards either side of the chimney breast and a multi fuel log burner.

Dining Room
11' x 11'6 approx (3.35m x 3.51m approx)
UPVC double glazed sliding doors to the rear, fusion flooring, radiator and a gas feature fireplace, ceiling lights with wall uplights.

Kitchen
17'8 x 7'7 approx (5.38m x 2.31m approx)
UPVC double glazed windows to the rear and side, UPVC door with inset glass panels to the rear, original wooden flooring, radiator, ceiling spotlights, oven, gas hob and extractor hood over, cream modern wall and base units with oak wood effect work surfaces with an in-built wine rack and in-built fridge freezer, ample storage, inset sink and drainer.

First Floor Landing
6'1 x 6'5 approx (1.85m x 1.96m approx)
UPVC double glazed window to the side, carpeted flooring, ceiling light, access to the loft hatch and doors to:

Bedroom 1
12'2 x 9'7 approx (3.71m x 2.92m approx)
UPVC double glazed bay window to the front, carpeted flooring, radiator, two in-built wardrobes either side of the chimney breast with modern panelled doors, ceiling light.

Bedroom 2
10'9 x 10'8 approx (3.28m x 3.25m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light point.

Bedroom 3
6'9 x 6' approx (2.06m x 1.83m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bathroom
7'7 x 6' approx (2.31m x 1.83m approx)
Obscure UPVC double glazed window to the rear, cream tiled flooring, towel radiator, ceiling light, low flush w.c., wash hand basin with storage cupboard under, bath with rainwater shower head over and extractor fan.

Outside
Block paved front drive for two cars with feature original tiled steps to the front door with porch area leading down the left to a rear enclosed garden which has fencing to the boundaries, lawn, two block paved patio areas and large shed for storage.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge into Sawley. Reedman Road can be found as a turning on the left hand side.
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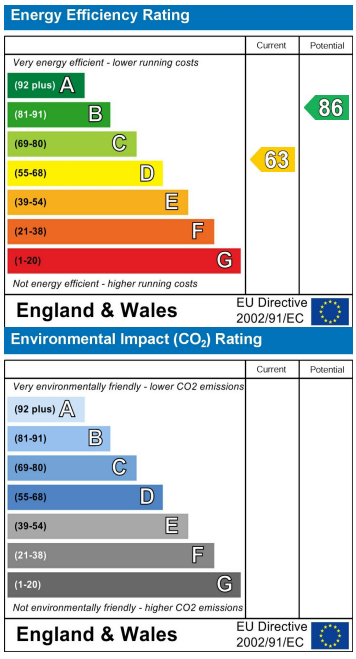
Council Tax
Erewash Borough Council Band B



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.

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