Robert Ellis

look no further...

Kingsley Crescent,
Sawley, Nottingham
NG10 3DA

£329,995 Freehold

THIS IS AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME POSITIONED ON A QUIET CUL-DE-SAC IN THIS VERY POPULAR RESIDENTIAL AREA.

Being situated in a cul-de-sac on Kinglsey Crescent, this extended property provides a lovely family home which is being sold with the benefit of NO UPWARD CHAIN and provides a new owner with the opportunity to stamp their own mark on their next home. The property is well placed for easy access to excellent local amenities and facilities provided by the area and for the size of the accommodation and privacy of the rear garden to be appreciated, we strongly recommend interested parties do take a full internal inspection so they are able to see all that is included in the property for themselves.

The property is constructed of an attractive facia brick to the external elevations and the well proportioned accommodation derives all the benefits of gas central heating and double glazing. In brief the property includes a hallway which has a door leading into the lounge which is positioned at the front of the property and from the lounge there is access to the dining room which has patio doors leading out to the rear garden. The kitchen has been extended and provides a living/dining kitchen area which is well fitted with wall and base units and includes integrated appliances and the dining area adjacent to the kitchen provides a seating and dining area. To the first floor the landing leads to the four bedrooms, the main bedroom having a three piece bathroom en-suite, there is a separate shower room and a separate w.c. Outside there is a part integral garage positioned to the left of the property, a Presscrete driveway and car standing area at the front with mature beds to the sides and there is a gate to the left hand side of the property which provides access to the rear garden. The rear garden is an important feature of this lovely home with it having a slabbed patio with steps leading down to a lawned garden with a further seating area to the bottom of the garden, there is a greenhouse included and the garden is kept private by having fencing and hedging to the boundaries.

The property is within easy reach of the excellent local schools for younger children, there is a Co-op convenience store on Draycott Road and further shopping facilities found on Tamworth Road with Asda, Tesco and Aldi stores and many other retail outlets being found in nearby Long Eaton where there are also schools for older children, there are healthcare and sports facilities which include Trent Lock Golf Club, walks in the nearby countryside and along the banks of the River Trent and the excellent transport links include J25 of the M1, East Midlands Airport, which can be reached by the Skylink bus which takes you to Castle Donington and the 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
Open porch with an outside light leading through a hardwood front door with two inset opaque glazed panels and an opaque glazed side panel leading to:

Reception Hall
Stairs with balustrade leading to the first floor, radiator and cornice to the wall and ceiling.

Lounge/Sitting Room
13'4 x 12' approx (4.06m x 3.66m approx)
Double glazed window to the front with fitted vertical blinds and an opaque double glazed window to the side, radiator, coal effect gas fire set in a feature surround with hearth, beams to the ceiling, three wall lights, Georgian glazed door leading to the hall and plate rail to the walls.

Dining Room
12' x 9'8 approx (3.66m x 2.95m approx)
Double glazed patio doors with fitted blinds leading out to the rear garden, radiator and cornice to the wall and ceiling.

Dining Kitchen
11'10 x 8'2 approx (3.61m x 2.49m approx)
The extended dining kitchen has two areas which are both fitted with ranges of built-in kitchen units.

The kitchen is fitted with wood grain effect work surface having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface which extends to two sides and has space for both an automatic washing machine and dishwasher, cupboards and shelves below, four ring gas hob set in a work surface with cupboards and drawers beneath, Neff double oven with cupboards over, matching eye level wall cupboards, shelf and hood to the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear and tiled flooring which extends across the whole of the dining/living kitchen.

Dining Area
11'5" x 8'0" approx (3.48m x 2.44m approx)
The dining area is fitted with a work surface with space for a tumble dryer and fridge with cupboards and drawers below, space for an upright fridge/freezer, tiling to the walls by the work surface areas, double glazed window to the rear, TV point, radiator with a rail over and a door with inset glazed panel leading out to the side of the property.

First Floor Landing
The balustrade continues from the stairs onto the landing, cornice to the wall and ceiling, double glazed window to the side, copper lagged tank enclosed in an airing/storage cupboard and hatch to the loft via a retractable ladder and the loft space is fully boarded and carpeted.

Bedroom 1
13'5 x 12' approx (4.09m x 3.66m approx)
Double glazed window to the front, radiator, fitted headboard with drawers and lights to either side of the bed position, cornice to the wall and ceiling and TV point.

En-Suite
The en-suite to the main bedroom has a blue suite and includes a bath with mixer taps and hand held shower, pedestal wash hand basin and low flush w.c., mirror with light over to the wall by the sink position, opaque double glazed window, mirror fronted cabinet with shelf under, tiling to the walls by the bath, sink and w.c. areas and a radiator with a rail over.

Bedroom 2
11'8 x 9'9 approx (3.56m x 2.97m approx)
Double glazed window to the rear, radiator, fitted headboard with drawers and wall lights to either side, built-in wardrobe having hanging space and shelving, TV point and cornice to the wall and ceiling.

Bedroom 3
8'10 x 8'3 approx (2.69m x 2.51m approx)
Double glazed window to the rear, double wardrobe with desk to the side having drawers and shelving to the wall above, two wall lights and a radiator.

Bedroom 4
12'2 x 8' approx (3.71m x 2.44m approx)
Double glazed window to the rear, sink set in a surface with double cupboard beneath and a mirror to the wall with light above, built-in wardrobe with shelving and hanging space and a radiator.

Shower Room
There is a separate shower room which is fully tiled and has a walk-in shower with a mains flow shower system, shower boarding to two walls and a pivot glazed door, mirror set in a recess and an opaque double glazed window.

Separate w.c.
Having a low flush w.c., pedestal wash hand basin with tiling to the wall, opaque double glazed window, mirror with light to the wall by the sink position, radiator and electric shaver point.

Outside
At the front of the property there is a Presscrete drive and car standing with mature beds to the sides which helps to provide screening to the front, there is a low level wall to the front and a hedge to the left hand boundary and a wrought iron gate leads to the pathway running down the side of the property to the door into the kitchen and to the rear garden.

The rear garden has a slabbed patio with steps leading down to a lawned garden which has beds to the sides, there is a greenhouse and seating area with pergola over to the bottom right hand corner and the garden is kept private by having fencing to the side boundaries and there is coniferous hedging running along the rear boundary. An outside water supply and external lighting is provided.

Garage
21'5 x 8'6 approx (6.53m x 2.59m approx)
The part integral garage has an up and over door to the front, a wood panelled door to the side, work bench, power points and lighting, floor mounted gas boiler, shelving to one wall, storage to the roof space with wall mounted electric fuseboard and electric meter.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge and into Sawley. Continue for some distance and turn left at the War Memorial into Lock Laneand left into Kingsley Crescent.
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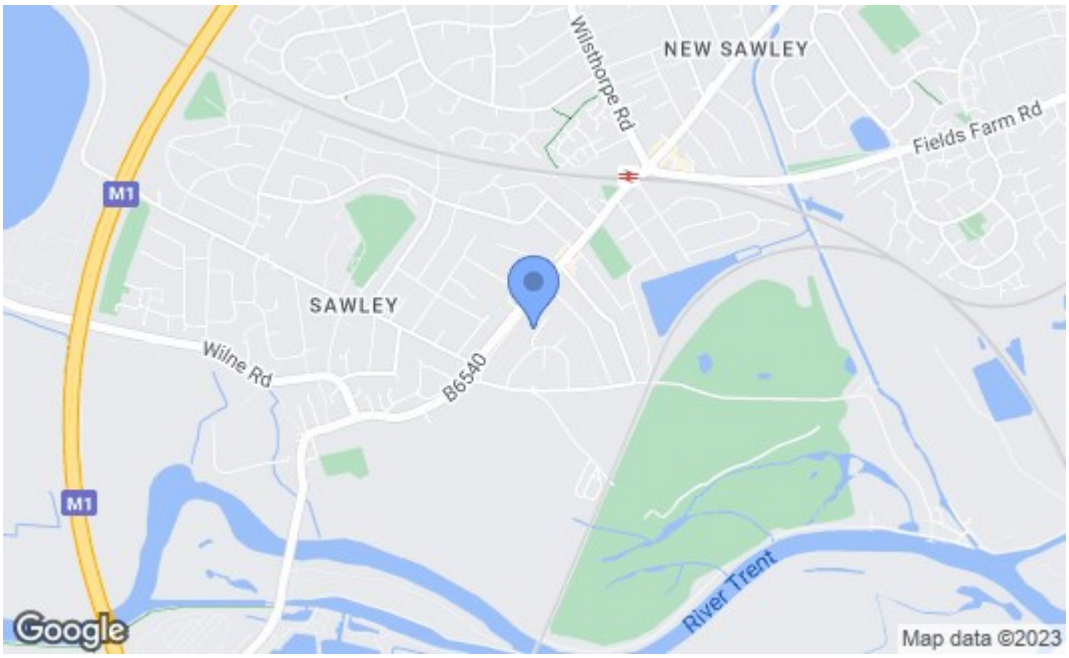
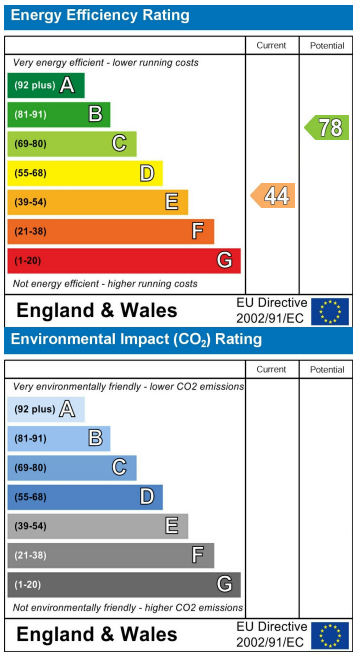
Council Tax
Erewash Borough Council Band C





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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