



Draycott Road,
Sawley, Nottingham
NG10 3BX

£229,950 Freehold



A WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW SAT ON A CORNER PLOT IN THE HEART OF SAWLEY.

Robert Ellis are pleased to bring to the market this well positioned detached bungalow set in a great position and coming to the market with no upward chain. We feel this bungalow won't be on the market for long and would highly recommend all interested parties do book an inspection. The property offers an ideal opportunity for an incoming purchaser to benefit from level living accommodation, sitting on a good size corner plot with landscaped gardens to the front and side elevations. The property is well placed for easy access to local shops and healthcare facilities.

Deriving the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance lobby, dual aspect living room, internal lobby, re-fitted kitchen, two bedrooms and shower room. Outside there is a large driveway providing ample off the road car standing and brick built garage.

The property is within easy reach of the Co-op convenience store on Draycott Road as well as other shops found on Tamworth Road and the Asda and Tesco superstores and many other retail outlets are only a few minutes drive away in Long Eaton, if required there are local schools in Sawley for younger children with The Long Eaton School for older children being a short distance away, there are healthcare and sports facilities which include Trent Lock Golf Club, walks in the surrounding picturesque countryside and along the banks of the River Trent, as previously mentioned there are several local pubs and restaurants 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.



Entrance Lobby

6'1 x 4'1 approx (1.85m x 1.24m approx)

UPVC double glazed leaded door to the front, wall mounted radiator, ceiling light point and coving to the ceiling.

Living Room

17'2 x 10'6 approx (5.23m x 3.20m approx)

UPVC double glazed windows to the front and side, ceiling light point, recessed spotlights to the ceiling, coving, feature inset gas fireplace incorporating marble surround, wall mounted radiators, archway to entrance lobby.

Kitchen

11'5 x 8'8 approx (3.48m x 2.64m approx)

With a range of matching wall and base units incorporating laminate work surface over, stainless steel sink with mixer tap, tiled splashbacks, wall mounted Vaillant boiler, space and point for free standing gas cooker, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, UPVC double glazed window and door to the side, laminate flooring, tiled splashbacks, ample storage space, panelled door to pantry with shelving and housing meters.

Inner Hallway

Loft access hatch, ceiling light point, wall mounted radiator, coving to the ceiling and panelled doors to:

Bedroom 1

12'5 x 10'5 approx (3.78m x 3.18m approx)

UPVC double glazed picture window to the side, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes providing ample storage space with built-in dressing table and drawer units,.

Bedroom 2

8'7 x 8'3 approx (2.62m x 2.51m approx)

This versatile and flexible space is currently used as a second bedroom, however, would also make a dining room, subject to a buyers needs and requirements. With a UPVC double glazed window to the rear with UPVC double glazed windows either side, wall mounted double radiator, coving to the ceiling, ceiling light point.

Re-fitted Shower Room

6'2 x 5'6 approx (1.88m x 1.68m approx)

A modern white three piece suite comprising of a walk in shower with electric Mira shower above, vanity wash hand basin, low flush w.c., tiled splashbacks, chrome heated towel rail, coving to the ceiling, UPVC double glazed window to the side.

Outside

The property sits on a good size corner plot with low maintenance, mature gardens to the front and side, there is a driveway providing off the road vehicle hard standing with further enclosed courtyard style garden to the rear.

Garage

16'6 x 9'10 approx (5.03m x 3.00m approx)

Up and over door to the front, UPVC double glazed window and access door to the side, light and power.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right onto Draycott Road and the property can be found on the left as identified by our for sale board.

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GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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