



Northfield Avenue,
Sawley, Nottingham
NG10 3FH

£250,000 Freehold



A CHARMING AND IMMACULATE COUNTRY-STYLE THREE BEDROOM HOME WITH CONTEMPORARY FINISHES IN THE HEART OF SAWLEY, BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this immaculate and stylish three-bedroom traditional end-of-terrace home, situated on the ever-popular Northfield Avenue in Sawley. Beautifully presented throughout, the property effortlessly blends contemporary living with a charming country feel, featuring attractive exposed wood fittings and characterful touches alongside a modern kitchen and bathroom. Benefiting from gas central heating and double glazing, this delightful home offers a wonderful combination of style, comfort and practicality, making it an ideal purchase for first-time buyers and families alike.

The accommodation begins with a welcoming front porch featuring fitted shoe shelving, leading through an attractive wood-panelled country-style front door into the entrance hallway, which benefits from a useful built-in understairs storage cupboard. There is a contemporary bathroom fitted with a panelled bath and shower over, followed by a spacious lounge/dining room featuring fitted cupboards and shelving. The fully fitted Shaker-style kitchen offers an integral oven and space for further appliances, complemented by a walk-in pantry/utility area and a rear porch. To the first floor, the landing provides access to three well-proportioned double bedrooms, with the principal bedroom benefiting from a large built-in wardrobe. Externally, the property boasts a generous block-paved driveway to the front, providing off-road parking for up to three vehicles, while the enclosed rear garden features decking, a lawn and useful outbuildings with power and lighting, ideal for additional storage.

Situated on a quiet residential road, Northfield Avenue enjoys a convenient position within the popular village of Sawley, offering a peaceful setting whilst remaining within walking distance of a wide range of local amenities. The village provides shops, everyday conveniences and local facilities, while Long Eaton railway station is also within easy reach, making the property well suited to commuters. With its appealing village atmosphere, convenient transport links and excellent access to surrounding amenities, this attractive home offers an ideal setting for those looking to enjoy both a relaxed lifestyle and everyday convenience.



Porch

2'11" x 6'11" approx (0.91m x 2.12m approx)

UPVC double glazed door with glazed panels either side, tiled flooring, ceiling light, built-in wooden shoe shelves and country style wooden panelled door to:

Entrance Hallway

6'5" x 13'0" approx (1.98m x 3.98m approx)

Windows to the side and porch, laminate flooring, ceiling light, radiator, understairs storage cupboard, doors to the bathroom, lounge and stairs to the first floor.

Bathroom

5'10" x 6'10" approx (1.8m x 2.09m approx)

Obscure double glazed window to the side, tiled flooring, recessed LED ceiling spotlights, extractor fan, chrome towel radiator, low flush w.c., pedestal wash hand basin, large panelled bath with tiled splashback and glass screen with mains shower above having a rainwater shower head and hand held shower.

Lounge/Dining Room

12'5" x 14'7" approx (3.81m x 4.47m approx)

Double glazed window to the front, laminate flooring, ceiling light, radiator, TV and telephone points, open fireplace (blocked up) with built-in shelving and tiled hearth and wooden beam above, picture rail, built-in country style cupboards and iron and wood shelving to the right hand side of the fireplace, ideal for a TV stand, door to:

Kitchen

12'5" x 8'0" approx (3.8m x 2.44m approx)

Double glazed window to the rear, country style wooden panelled door to the rear porch, slate tiled flooring, recessed LED ceiling spotlights, radiator, open to the pantry. The kitchen consist of cream Shaker style wall, drawer and base units to three walls with laminate wood effect roll edged work surfaces with tiled splashbacks, black inset composite sink and drainer with a swan neck mixer tap, four ring ceramic hob with extractor above, space for a washing machine.

Utility/Pantry

2'4" x 6'2" approx (0.73m x 1.9m approx)

Obscure double glazed window to the side, slate tiled flooring, work surface, ceiling light, space for a tumble dryer/washing machine and wooden shelving to one wall.

Rear Porch

3'11" x 4'0" approx (1.2m x 1.22m approx)

Double glazed door to the rear, windows overlooking the rear garden, slate tiled flooring, power points and space for a further appliance.

First Floor Landing

Obscure UPVC double glazed window to the side, ceiling light, carpeted flooring, access hatch with pull down ladder to the large

fully boarded loft space which has power, light and houses the boiler.

Bedroom 1

15'5" x 10'1" approx (4.7m x 3.09m approx)

Double glazed window to the front, varnished floorboards, radiator, ceiling light, cast iron feature fireplace with tiled hearth and door to the walk-in wardrobe.

Bedroom 2

12'2" x 9'10" approx (3.73m x 3m approx)

Double glazed window to the rear, varnished floorboards, radiator, ceiling light and built-in rustic cupboards and shelving.

Bedroom 3

8'5" x 8'7" approx (2.58m x 2.63m approx)

Double glazed window to the rear, wooden varnished floorboards, radiator and ceiling light.

Outside

To the front of the property there is a block paved driveway for at least three vehicles, fencing to the boundaries, shrubs to the front and side and there is a wooden gate leading down the side.

To the rear there is a raised decked area having a large lawn, fencing to the boundaries and laurel hedge to the rear, access to two brick built outhouses which have power and lighting.

Directions

Proceed out of Long Eaton down Tamworth Road and at the traffic island continue straight over and under the railway bridge into Sawley. Continue past Lakeside park and turn right onto Shaftesbury Avenue. At the top of Shaftesbury Avenue, where the road meets Northfield Avenue, take a right turn and the property can be found on the left.

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Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 65mbps Ultrafast 1800mbps

Phone Signal – EE, 02, 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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.