



Shirley Street,  
Sawley, Nottingham  
NG10 3BN

**£350,000 Freehold**



THIS GABLE FRONTED CHALET STYLE DETACHED PROPERTY IS SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION CLOSE TO MANY LOCAL AMENITIES AND WITHIN EASY REACH OF ALL THOSE PROVIDED BY LONG EATON.

Robert Ellis are extremely pleased to bring to the market this TWO/THREE BEDROOM detached property which will provide an ideal family home. The property has been extended and improved by the current owner and derives the benefit of modern conveniences such as re-fitted GAS CENTRAL HEATING and DOUBLE GLAZING. Having been extended and improved by the current owners to create a larger open plan living/dining kitchen along with a shower room to the ground floor and bathroom to the first floor. To fully appreciate the size and quality of the accommodation on offer, a viewing comes highly recommended. The property offers extremely well proportioned accommodation being situated on Shirley Street and has a number of similar quality properties on what is one of the most sought after roads within Sawley.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises entrance hallway, bay front living room, ground floor shower room, open plan 'L'-shaped living/dining kitchen, dining room/bedroom and to the first floor there are two double bedrooms and re-fitted and extended bathroom. With a block paved driveway to the front providing ample OFF THE ROAD VEHICLE HARD STANDING, additional driveway to the side and free standing concrete sectional garage. To the rear there is a landscaped enclosed garden with superb summerhouse with power and lighting.

The property is within easy reach of local amenities provided by Sawley which include various shops, schools for younger children if required and a recently constructed healthcare centre, further amenities and facilities provided by Long Eaton are only a short drive away and these include both an Asda and Tesco superstore along with numerous other retail outlets, there are schools for older children, sports facilities including Trent Lock Golf Club and walks in the surrounding countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station and the A52 to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

14'7 x 6'4 approx (4.45m x 1.93m approx)

UPVC double glazed door to the side with fixed double glazed side panel, stairs to the first floor, understairs storage cupboard, wood flooring, ceiling light point, wall mounted radiator and panelled doors to:

### Living Room

11'4 x 20 approx (3.45m x 6.10m approx)

UPVC sectional double glazed leaded bay window to the front, two ceiling light points, coving to the ceiling, wall mounted radiator, feature fireplace incorporating multi fuel log burner with wooden mantle incorporating tiled hearth.

### Extend Open plan Kitchen Diner

20'2 x 17'7 approx (6.15m x 5.36m approx)

### Kitchen Area

This re-fitted family kitchen benefits from having a range of matching wall and base units incorporating wooden work surface over, 1½ bowl ceramic sink with swan neck mixer tap above, integral eye level 'Indesit' oven with built-in microwave, space and plumbing for automatic washing machine and dishwasher, four ring induction hob with stainless steel extractor hood above, space and point for free standing fridge freezer, breakfast bar with wall mounted radiator below, ceiling light points, coving to the ceiling, pelmet lighting, wood floor covering and open to:

### Sitting Area

Wall mounted radiator, recessed spotlights to the ceiling, coving to the ceiling, wood floor covering, open through to fitted kitchen, French doors to the landscaped garden, double glazed sun lantern providing natural daylight, dining and sitting areas, panelled glazed door to:

### Dining Room/ Bedroom Three

8'7 x 12'7 approx (2.62m x 3.84m approx)

UPVC double glazed French doors to the rear, UPVC double glazed window to the side, wall mounted radiator, laminate flooring and ceiling light point. This versatile room is currently utilised as a dining room, however, would make an ideal bedroom subject to a buyers needs and requirements.

### Ground Floor Shower Room

6'2 x 7'2 approx (1.88m x 2.18m approx)

Quadrant shower enclosure with mains fed shower above, vanity wash hand basin with storage cupboard below, low flush w.c., tiling to the walls and floor, chrome heated towel rail, recessed spotlights to the ceiling, two UPVC double glazed windows to the side.

### First Floor Landing

Ceiling light points and panelled doors to:

### Bedroom One

11 x 14'6 approx (3.35m x 4.42m approx)

UPVC double glazed leaded window to the front, wall mounted radiator, ceiling light point, built-in wardrobes with sliding doors, access to eaves either side of the room providing additional storage space.

### Bedroom Two

10'3 x 11 approx (3.12m x 3.35m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, access to eaves and loft access hatch.

### Extended Family Bathroom

6 x 6'2 approx (1.83m x 1.88m approx)

A modern white three piece suite comprising panelled bath with mains fed shower over, low flush w.c., pedestal wash hand basin, tiled walls, tiling to the floor, UPVC double glazed window to the side, recessed spotlights to the ceiling, chrome heated towel rail, X-pelair fan.

### Outside

To the front of the property there is a large block paved driveway providing ample off the road vehicle hard standing for several vehicles with secure gated access to the side. Free standing sectional garage and enclosed landscaped garden. To the rear of the property there is an enclosed landscaped garden incorporating a free standing sectional concrete garage, shaped garden laid to lawn, paved patio area, outside tap, raised decked area providing additional sitting space with a summerhouse that has power and mature shrubs and trees planted to the borders.

### Garage

16 x 8 approx (4.88m x 2.44m approx)

With up and over door to the front, side pedestrian door, light and power.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island proceed straight across and into Sawley. After some distance turn right into Draycott Road and Shirley Street can be found as a turning on the left hand side.

8083JG

### Council Tax

Erewash Borough Council Band C

### Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 9mbps Superfast 75mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – Low, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1475 sq.ft. (137.1 sq.m.) approx.  
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 guidance 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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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