



Wilne Road,  
Sawley, Nottingham  
NG10 3AP

**£265,000 Freehold**



THIS IS A THREE DOUBLE BEDROOM CHALET STYLE DETACHED PROPERTY WHICH IS LOCATED ON THE EDGE OF THIS MOST POPULAR RESIDENTIAL AREA, CLOSE TO OPEN FIELDS AND COUNTRYSIDE.

Being located on Wilne Road, this recently re-decorated three double bedroom detached property provides a lovely home which will suit a whole range of buyers who want to live in this popular residential area to the West of Nottingham. For the size and quality of the accommodation and privacy of the rear garden to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. Sawley provides a number of local amenities and facilities and is close to open fields and countryside and to excellent transport links, all of which has helped to make this a very popular and convenient place to live.

The property is gable fronted and stands back from the road and is constructed of brick to the external elevations, with the front being relived by tiling, under a pitched tiled roof. The light and airy accommodation has been tastefully decorated throughout and derives all the benefits of having gas central heating and air conditioning to three bedrooms and also has double glazing. Being entered through the main entrance door to the side, the accommodation includes a reception hall with a ground floor w.c. off, lounge with a feature fireplace, separate dining area, the exclusively fitted and equipped breakfast kitchen has white gloss units and a central island and there is the ground floor main bedroom suite which includes a double bedroom and en-suite shower room. To the first floor the landing leads to two further double bedrooms, one of which has a range of built-in wardrobes with sliding doors and a bathroom which is tiled and has a white suite with a shower over the bath. Outside there is parking and a garden at the front and at the rear a courtyard style garden with various patio/seating areas and natural screening and fencing to the boundaries.

Sawley provides a number of local shops with there being a Co-op convenience store on Draycott Road and further shops being found on Tamworth Road, with Long Eaton being only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are local schools for younger children while the Long Eaton senior school is only a short distance away, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the surrounding picturesque countryside, there are several local pubs and restaurants in Sawley and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus, 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.



The UPVC front door has an ornate double glazed inset panel and leads to:

### Reception Hall

Stairs with carpeted flooring, a balustrade and stairs under leading to the first floor, opaque double glazed window to the side, laminate flooring that runs across the whole of the ground floor living accommodation, radiator and the electricity consumer unit and meter are housed in a built-in cupboard.

### Ground Floor w.c.

Having a white low flush w.c. and hand basin with a mixer tap and cupboard under, opaque double glazed window and a radiator.

### Lounge/Sitting Room

16'2 x 10'4 approx (4.93m x 3.15m approx)

Double glazed window with blind to the front, feature open fireplace with Adam style surround having a tiled inset and hearth, radiator, laminate flooring, cornice to the wall and ceiling and aerial point and power point for a wall mounted TV on the chimney breast.

### Dining Room

9'1 x 7'8 approx (2.77m x 2.34m approx)

Double glazed window with fitted blind to the front, radiator and laminate flooring.

### Kitchen

12'3 x 10'4 approx (3.73m x 3.15m approx)

The exclusively fitted kitchen has white gloss units and acrylic work surfaces and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface with cupboards, an integrated dishwasher, drawers, oven and a pull out bottle cupboard below, upright double shelved pantry style cupboard, matching eye level wall cupboards and a hood over the cooking area, central island with an integrated fridge and freezer and cupboard under with seating at one side for three people, tiling to the walls by the work surface areas, recessed lighting to the ceiling, laminate flooring and a double glazed patio door with a fitted blind leading out to the rear garden, recessed lighting to the ceiling, laminate flooring and a feature vertical radiator.

### Bedroom 1

14'6 x 8'9 approx (4.42m x 2.67m approx)

The ground floor double bedroom has double glazed patio doors with a fitted blind leading out to the rear garden with a double glazed window with blind to the front, laminate flooring, wall mounted air conditioning unit and TV aerial point.

### En-Suite

The en-suite to the ground floor bedroom has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and a protective screen, low flush w.c. and a pedestal wash hand basin with swan neck mixer tap, tiled splashback with a glazed shelf above, there is a mirror fronted wall cabinet, tiled flooring, a full height double glazed window with fitted blind overlooking the rear garden, feature vertical chrome ladder towel radiator, tiled flooring, recessed lighting to the ceiling and an extractor fan.

### First Floor Landing

The landing has carpeted flooring and the balustrade continues from the stairs to the landing, Vaillant boiler housed in a built-in cupboard with shelving and doors to:

### Bedroom 2

12' x 9'5 plus wardrobes approx (3.66m x 2.87m plus wardrobes approx)

Double glazed window with fitted blind to the rear, wall mounted air conditioning unit, hatch to the loft, access to the roof storage space and a range

of built-in wardrobes with sliding doors with the centre doors having mirrored panels and the wardrobes provide shelving, hanging space and there is a further access point through the wardrobes to the roof storage space and the bedroom has carpeted flooring.

### Bedroom 3

11'8 x 11'4 approx (3.56m x 3.45m approx)

Double glazed window with fitted blind to the front, wall mounted air conditioning unit, double access point to the roof storage space and carpeted flooring.

### Bathroom

The first floor bathroom has a white suite including a panelled bath with chrome hand rails and a mixer tap with an attached shower, tiling to three walls and a protective glazed screen, pedestal wash hand basin with mixer tap, low flush w.c., chrome ladder towel radiator, part tiled walls and tiled flooring and an opaque double glazed window with a fitted blind.

### Outside

At the front of the property there is a drive which provides off road parking in front and at the side of the property, there is a lawn with borders to the sides and there is established natural screening to the left hand boundary. There are steps which take you to the front door, an outside water supply is provided at the side of the property and there is a path running down the right hand side with a fence to the boundary providing access to the rear garden.

The rear garden is a courtyard style garden and has a slabbed patio and pebbled areas, there is a further concrete sitting area, a raised bed, storage shed, the garden is kept private by having fencing and screening to the boundaries, there is an outside light at the rear of the property and external power points are provided.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance taking the right hand turning into Wilne Road where the property can be found on the right hand side.

8559AMMP

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

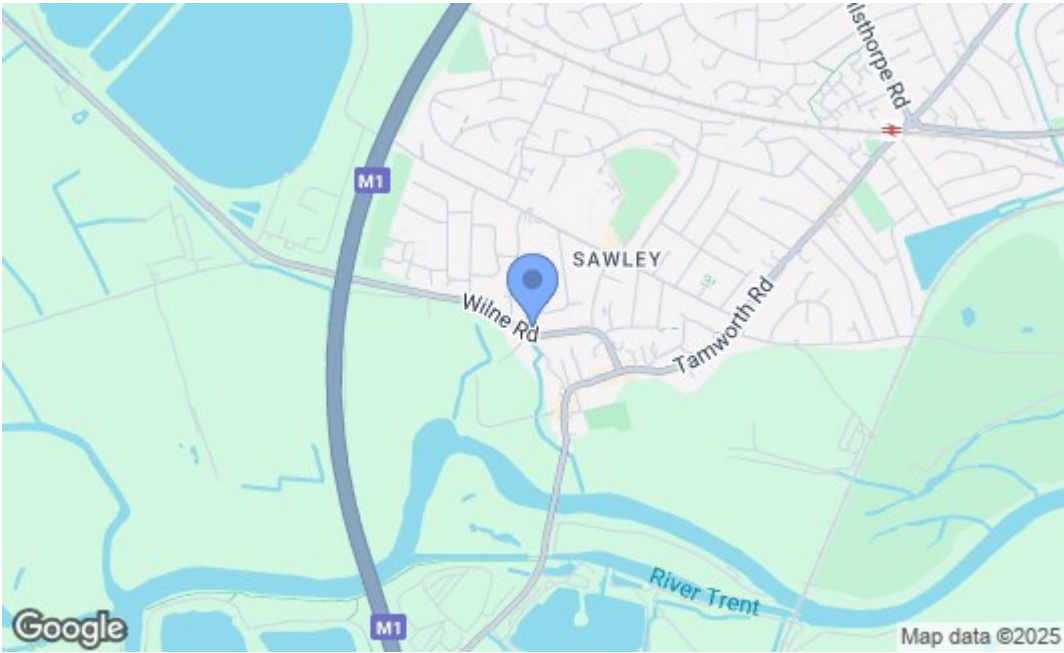
Flood Defenses – No

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		82
(69-80) C		
(55-68) D	61	
(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 <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		
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.