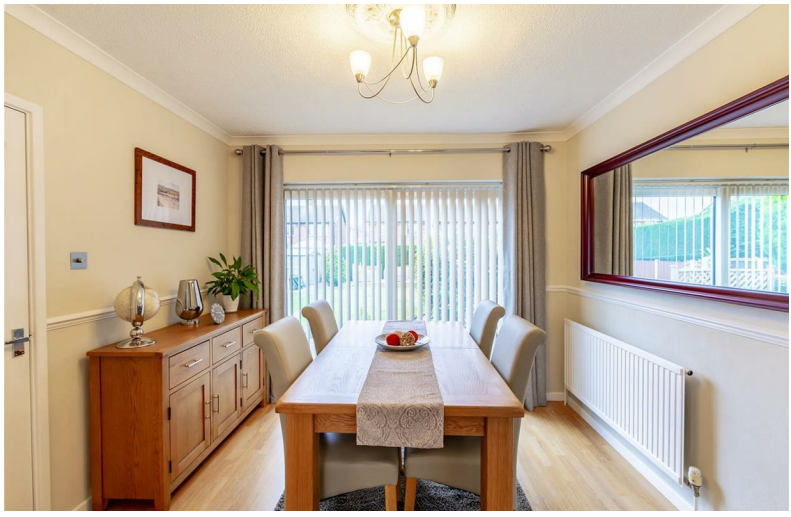

Weston Crescent,
Sawley, Nottingham
NG10 3BS

£335,000 Freehold

A MAGNIFICENT AND SPACIOUS THREE BEDROOM DETACHED FAMILY HOME LOCATED IN THE HEART OF SAWLEY.

Robert Ellis are delighted to bring to the market a property situated on a generous size plot in the sought after location of Sawley. The property is in immaculate condition and has been very well maintained by the current owners and ideal for the growing family, with generous bedroom sizes and also having the potential to be extended over the garage or to the rear (subject to necessary permissions), if required to make it a bigger home. Being of a good size already the property benefits from two reception rooms, kitchen, separate utility and ground floor w.c. Another benefit of this property is that the garden is South-West facing and an internal viewing is a must to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall, lounge, separate dining room, breakfast kitchen, utility room with internal door to the garage and separate w.c. To the first floor there are three good size bedrooms and a modern fitted bathroom. Outside to the front there is off the road parking for several vehicles and side access leading to a larger than average South-West facing rear garden.

Sawley is a sought after residential area which has a number of local amenities and facilities and these include various shops while the Asda and Tesco superstores and many other retail outlets are found in the centre of Long Eaton which is only a short drive away. There are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport, Long Eaton station which is just a few minutes walk away and there is the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed front entrance door and window, laminate floor, coving to ceiling, stairs to the first floor, telephone point and door to:

Lounge
13'6 x 11'10 approx (4.11m x 3.61m approx)
UVPC double glazed window to the front, TV point, telephone point, inset gas fire, dado rail, coving to ceiling and double doors to:

Dining Room
10'3 x 8'11 approx (3.12m x 2.72m approx)
UPVC double glazed sliding door to the rear garden, laminate flooring, coving to ceiling, radiator, TV point, dado rail.

Kitchen
9'4 x 9'2 approx (2.84m x 2.79m approx)
Wall, base and drawers units with roll edged work surface over, stainless steel sink and drainer with mixer tap over, tiled walls and splashbacks, integrated oven, grill, gas hob and extractor hood over, coving to ceiling, laminate floor, UVPC double glazed window to the rear, spotlights, radiator, breakfast bar, door to storage.

Utility Room
12'9 x 9'11 approx (3.89m x 3.02m approx)
Door to garage, gas central heating boiler, base cupboard with work surface over, spotlights, coving to ceiling, plumbing for automatic washing machine, laminate floor, UVPC double glazed rear exit door and window and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin, laminate floor, coving to ceiling, UPVC double glazed window to the side.

First Floor Landing
Coving to ceiling, UPVC double glazed window to the side, access to loft via a ladder which is partially boarded and has a light, doors to:

Bedroom 1
12 x 11'8 approx (3.66m x 3.56m approx)
UPVC double glazed window to the rear, coving to ceiling, ceiling rose, radiator, built-in wardrobes, cupboards and dressing table, TV point and dado rail.

Bedroom 2
11'10 x 9'8 plus wardrobes approx (3.61m x 2.95m plus wardrobes approx)
Built-in wardrobes, radiator, UVPC double glazed window to the front, dado rail, coving to ceiling and ceiling rose.

Bedroom 3
7'4 x 7'4 approx (2.24m x 2.24m approx)
UPVC double gazed window to the front, radiator, dado rail, coving to ceiling and telephone point.

Bathroom
7'10 x 7'2 approx (2.39m x 2.18m approx)
A white three piece suite comprising P shaped bath with electric shower over, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, tiled floor, built-in storage cupboard with recessed shelving, chrome heated towel rail, UVPC double glazed windows to the side and rear and extractor fan.

Outside
To the front of the property there is a tarmac driveway offering off the road parking for several vehicles with walled boundaries and side access leading to the rear garden. Immediate to the property there is a decked area with a trellis boundary and a raised walled boundary with beds having gravel and mature shrubs. There is a patio to the left useful for bin storage, lawn with a path leading to the bottom of the garden which has gravelled borders either side with mature shrubs. At the bottom of the garden there is an additional gravel/patio area to the left and to the right an additional decked area, perfect for seating and the garden is all privately enclosed with fenced and hedged boundaries and there is an outside tap.

Garage
16'8 x 8'3 approx (5.08m x 2.51m approx)
Up and over door, light and power and door to the utility room.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Follow the road for some distance and turn right into Draycott Road. Continue along and turn left into Repton Road and left into Weston Crescent.
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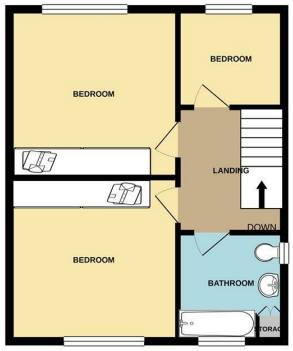

22 WESTON CRESCENT, SAWEY NG10 3BS

TOTAL FLOOR AREA : 1106 sq.ft. (102.7 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 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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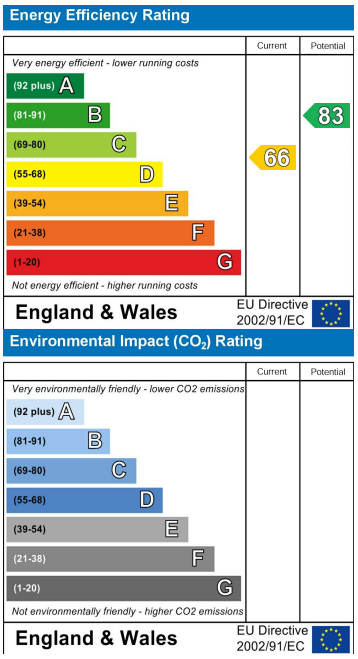

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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