



Shaftesbury Avenue,  
Sawley, Nottingham  
NG10 3FG

**O/O £375,000 Freehold**



A THREE BEDROOM BAY FRONTED DETACHED FAMILY HOME FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this impressive three bedroom bay fronted detached home on Shaftesbury Avenue.. Offering fantastic space throughout and a highly desirable address within the sought-after area of Sawley. Extended to the rear, the property has been thoughtfully designed to create a stunning open-plan kitchen, dining and sitting room — the true heart of the home and perfect for modern family living or entertaining. The property also has planning permission for the property to be extended further. A beautifully presented bay-fronted living room adds further character and charm, while the entire property is finished to a high standard throughout, allowing buyers to move straight in and enjoy. To the rear, the extensive south-west facing garden provides a wonderful outdoor space for relaxation, play or hosting, complemented by the convenience of a detached garage. With its combination of character features, contemporary living space and generous plot, this home is a rare opportunity in one of Sawley's most sought-after locations.

This extended detached home offers existing planning permission for further extension. Internal accommodation briefly comprises of a porch, hallway, living room, open plan living kitchen which offers a fantastic space and a archway leading to the dining room. To the first floor, there are three bedrooms on offer and a four piece family bathroom. Externally, the property offers a fantastic sized south-west facing rear garden and detached garage with further storage at the rear of the garage.

There are shopping facilities provided by Sawley which include a Co-op convenience store on Draycott Road with further shops on Tamworth Road and all those provided by Long Eaton are only a short drive away where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities including Trent Lock Golf Club, walks in the nearby open countryside, 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.



## Porch

Double doors to the front and door to:

## Hallway

Stairs to the first floor, radiator, door to living room and kitchen diner.

## Living Room

11'5 x 10'11 approx (3.48m x 3.33m approx)  
Double glazed bay window to the front, double glazed window to the side, gas fire, hearth and mantle, dado rail and coving. Open plan to:

## Open Plan Living/Kitchen Diner

18'11 x 18'8 approx (5.77m x 5.69m approx)  
Double glazed window to the rear, double glazed door to the side, matching wall and base units with work surfaces over, coving, four ring gas hob, integrated electric oven, extractor over, space for a dishwasher, laminate flooring, archway through to the dining room. The living area has a double glazed window to the rear, laminate flooring and feature fireplace.

## Dining Room

8'6 x 8'4 approx (2.59m x 2.54m approx)  
Double glazed window to the rear, laminate flooring, radiator.

## First Floor Landing

Loft access hatch, double glazed window to the side and doors to:

## Bedroom 1

12'6 x 11'5 approx (3.81m x 3.48m approx)  
Double glazed window to the rear, radiator.

## Bedroom 2

11'5 x 10'11 approx (3.48m x 3.33m approx)  
Double glazed window to the front and side, radiator, coving.

## Bedroom 3

Double glazed window to the front, radiator, coving.

## Bathroom

Double glazed window to the rear, roll top bath, low flush

w.c., vanity wash hand basin, single shower cubicle with spa shower, laminate flooring and chrome heated towel rail.

## Outside

To the front of the property there is off road parking via a block paved driveway which extends down the side to the garage.

The south-west facing rear garden is laid to lawn with enclosed panelled fencing, inset fire pit to the rear of the garden with seating, traditional lamp post, patio area and outhouses.

## Garage

11'3 x 20'7 approx (3.43m x 6.27m approx)  
Detached garage with an up and over door to the front, double glazed window to the side, power and light and the garage has an alarm. There is a storage area at the end of the garage (6'1 x 10'9).

## Directions

Proceed out of Long Eaton along Tamworth Road and at the mini island continue straight over and under the railway bridge into Sawley. Continue along Tamworth Road where Shaftesbury Avenue can be found as a turning on the right hand side.

8902AMCO

## Council Tax

Erewash Borough Council Band C

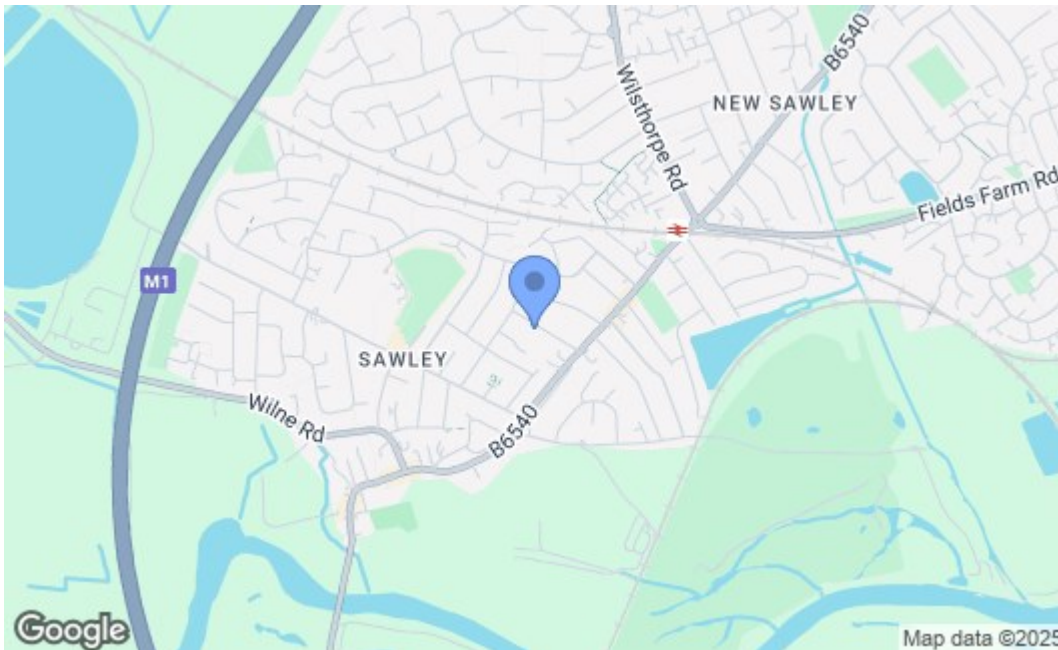
## Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps  
Phone Signal – EE, O2, 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





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 here 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			
(69-80) C			
(55-68) D			
(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	

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.