

HoldenCopley

PREPARE TO BE MOVED

Victoria Street, Sawley, Derbyshire NG10 3ET

Asking Price £275,000

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NO UPWARD CHAIN...

This three bedroom detached house is a credit to the current owner as they have completely renovated the property by having new carpets, re-painted and modernised throughout to create a home ready for you to move straight into. This well presented property offers spacious accommodation whilst being sold to the market with no upward chain. Situated in a popular location within easy reach of regular transport links including Long Eaton Train Station as well as being within close proximity to various local amenities, great schools and commuting links. To the ground floor is an entrance hall, two reception rooms, an open plan fitted kitchen and dining room, a conservatory and a three-piece bathroom suite. The first floor offers three good sized bedrooms. Outside to the rear is a generous sized garden featuring a greenhouse, a brick built outhouse and a workshop - offering plenty of potential for someone needing to work from home!

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Conservatory
- Ground Floor Bathroom
- Newly Fitted Carpets
- Generous Sized Garden With Workshop
- Renovated Throughout
- Popular Location





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and a single UPVC door providing access into the accommodation

Living Room

12'1" x 12'1" (3.7 x 3.7)
The living room has a UPVC double glazed window to the front elevation, carpeted flooring, a TV point, a radiator and a recessed chimney breast alcove with a fireplace and tiled hearth

Family Room

11'1" x 12'1" (3.4 x 3.7)
The family room has a UPVC double glazed window to the front elevation, engineered wooden flooring, a TV point and a radiator

Kitchen

9'10" x 9'10" (3.0 x 3.0)
The kitchen has a range of fitted wooden base and wall units with worktops, a sink with a chrome swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, Amtico flooring, tiled splashback, a UPVC double glazed window to the rear elevation and open plan to the dining room

Dining Room

9'6" x 10'2" (2.9 x 3.1)
The dining room has fitted wooden base and wall units with worktops, tiled splashback, a radiator, Amtico flooring, an exposed beam on the ceiling and double French doors opening into the conservatory

Conservatory

7'2" x 11'5" (2.2 x 3.5)
The conservatory has tiled flooring, a wall light fixture, a polycarbonate roof, a range of windows to the side and rear elevation and double doors opening out to the garden

Bathroom

6'6" x 9'10" (2.0 x 3.0)
The bathroom has a low level dual flush W/C, a panelled bath with an overhead shower and shower screen, a wall mounted electrical shaving point, a vanity unit wash basin, a radiator, partially tiled walls, tiled flooring and a UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Bedroom One

11'9" x 12'1" (3.6 x 3.7)
The first bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a TV point, a radiator and an original open fireplace

Bedroom Two

11'1" x 11'9" (3.4 x 3.6)
The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and an in-built cupboard

Bedroom Three

8'10" x 9'10" (2.7 x 3.0)
The third bedroom has a UPVC double glazed window to the side elevation, carpeted flooring and a radiator

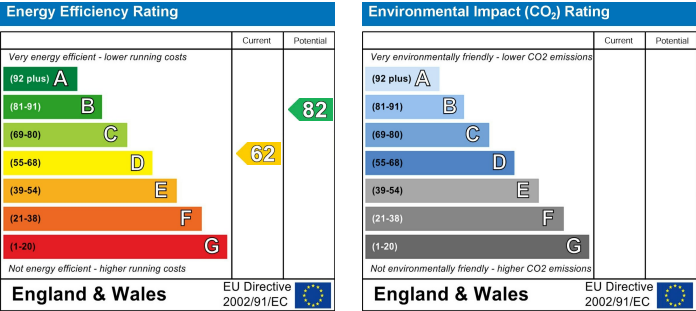
OUTSIDE

To the front of the property is on-street parking and to the rear is a private enclosed west-facing garden with a patio area, a lawn, a greenhouse, a wooden arch, hedged borders and two brick built outhouses - with one of them currently being used as a workshop

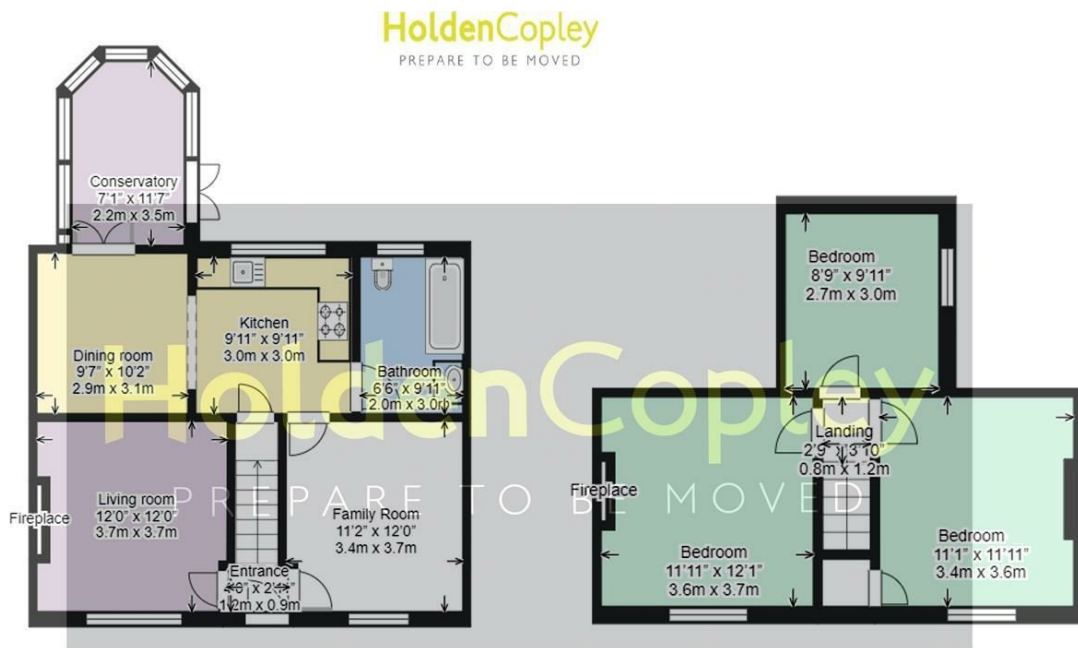
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Approx. Gross Internal Area of the Ground floor:

643.68 Sq Ft - 59.8 Sq M

Approx. Gross Internal Area of the Entire Property:

1032.15 Sq Ft - 95.89 Sq M

Approx. Gross Internal Area of the 1st floor:

388.47 Sq Ft - 36.09 Sq M

Approx. Gross Internal Area of the Entire Property:

1032.15 Sq Ft - 95.89 Sq M

All sizes and areas are approximate and for identification only. Not to scale.

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