

HoldenCopley

PREPARE TO BE MOVED

Draycott Road, Sawley, Nottinghamshire NG10 3BB

Guide Price £325,000 - £375,000

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GUIDE PRICE £325,000 - £350,000

LOCATION LOCATION LOCATION...

This beautifully presented four-bedroom detached house offers spacious accommodation, making it the perfect home for a family looking to move straight in. Located in a highly sought-after area, the property is within close proximity to local amenities, including shops, excellent transport links and great school catchments, ensuring convenience and an ideal setting for family life. The ground floor features a porch leading into a welcoming entrance hall, a generously sized living room perfect for both relaxation and entertaining and a modern fitted kitchen diner designed with both style and practicality in mind. Additionally, the property includes a garage, currently used for storage, providing extra utility space. Upstairs, the first floor offers four well-appointed bedrooms, providing ample space for the entire family. A contemporary three-piece bathroom suite adds to the comfort and convenience, while access to a loft offers additional storage space. Outside, the property boasts excellent outdoor spaces, with a large driveway at the front providing ample off-street parking. To the rear, a private south-facing garden features a patio and a well-maintained lawn, offering a serene environment for outdoor activities and relaxation. This move-in-ready home combines spacious living with an excellent location, making it an ideal choice for discerning family buyers.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Private South Facing Rear Garden
- Large Driveway
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Garage

8'7" x 5'2" (2.64m x 1.58m)

The garage has lighting and an up and over garage door.

Porch

6'0" x 4'2" (max) (1.85m x 1.29m (max))

The porch has wood-effect flooring, a UPVC double-glazed window to the side elevation and a single composite door providing access into the accommodation.

Entrance Hall

11'9" x 6'6" (max) (3.59m x 2.00m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a cupboard under the stairs and coving.

Living Room

22'3" x 10'7" (6.79m x 3.23m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, two radiators and double French doors providing access out to the garden.

Kitchen/Diner

22'0" x 14'9" (max) (6.73m x 4.50m (max))

The kitchen diner has a range of fitted shaker style base and wall units with worktops, an integrated double oven, an electric hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and a dishwasher, space for a fridge-freezer, wood-effect flooring, partially tiled walls, space for a dining table set, a radiator, recessed spotlights, UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access out to the side of the property.

FIRST FLOOR

Landing

15'0" x 8'2" (max) (4.58m x 2.49m (max))

The landing has carpeted flooring, access to the loft, a UPVC double-glazed window to the side elevation, coving and provides access to the first floor accommodation.

Master Bedroom

12'1" x 10'11" (max) (3.70m x 3.34m (max))

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted mirrored wardrobes.

Bedroom Two

11'2" x 10'6" (3.42m x 3.22m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Three

11'8" x 8'2" (3.57m x 2.49m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Four

13'5" x 6'3" (4.09m x 1.91m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

8'1" x 6'6" (max) (2.48m x 2.00m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, a glass shower screen, tiled flooring and walls, a chrome heated towel rail, a built-in cupboard, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a garden with decorative stones, various plants and a large driveway with a fence panelled boundary.

Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, a patio, a lawn, various plants, external lighting and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

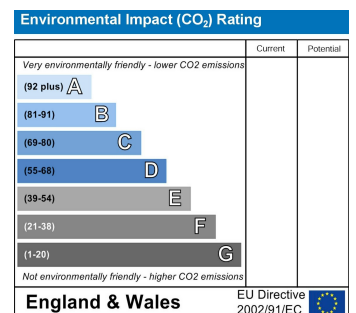
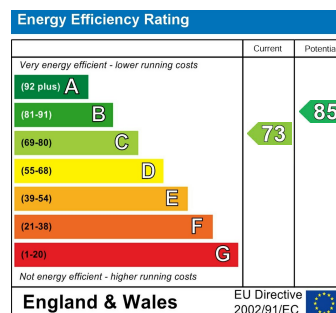
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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