

HoldenCopley

PREPARE TO BE MOVED

Tamworth Road, Sawley, Nottinghamshire NG10 3FB

Guide Price £295,000

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GUIDE PRICE £295,000 - £315,000

TRADITIONAL DETACHED HOUSE...

This charming three double-bedroom detached house, located within walking distance of various local amenities and excellent transport links, is perfect for a growing family. The property offers spacious and well-presented accommodation, blending traditional features with modern comforts. Upon entering the home, you are greeted by a welcoming hallway leading to a bright and inviting living room that features a bay window at the front, ideal for relaxation. The dining room, located at the rear of the house, boasts sliding patio doors that open out to the rear garden. The fitted kitchen is well-equipped and includes double French doors that also lead out to the rear garden. Upstairs, the first floor comprises three generously sized bedrooms, two of which come with fitted wardrobes that offer ample storage space. The main bedroom enjoys a bay window at the front, adding a light and airy feel to the room. The family bathroom is modern and spacious, featuring a four-piece suite that caters to the needs of a busy household. Outside, to the front is a large garden that includes a lawn, planted borders with mature shrubs, and a hedged boundary that provides privacy. A side gate leads to a practical area with a shed, a log store, and a second gate providing access to the rear garden. The rear garden features a large composite decked area, an Indian Sandstone patio with block-paved edging, and beautifully raised planted borders. This serene setting is perfect for outdoor dining and relaxation, with the added convenience of an outside tap and lighting. The garden is securely enclosed with fenced and walled boundaries, offering access to both the driveway and the detached garage. The driveway leads to a detached garage, which features an electric roller door, lighting, power supply, and a side door with a UPVC window, ensuring ample space for parking and storage.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

7'7" x 16'10" (2.32m x 5.14m)

The hallway has a semi-circle window to the side elevation, wood-effect flooring, carpeted stairs, a radiator, an under-stairs cupboard, recessed spotlights, two UPVC double glazed obscure windows to the front elevation, and a UPVC door providing access into the accommodation.

W/C

2'10" x 6'0" (0.88m x 1.83m)

This space has a low level flush W/C, a vanity-style wash basin with a tiled splashback, a radiator, a wall-mounted Baxi boiler, an extractor fan, and vinyl flooring.

Living Room

11'10" x 14'2" (3.61m x 4.32m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a chimney breast alcove with a log burner, wood surround and tiled hearth, a radiator, coving to the ceiling, and carpeted flooring.

Dining Room

11'10" x 14'4" (3.61m x 4.37m)

The dining room has carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, a feature fireplace, and sliding patio doors opening to the rear garden.

Kitchen

9'4" x 9'11" (2.87m x 3.04m)

The kitchen has a range if fitted base units with a butcher block worktop, a double Belfast sink with a swan neck mixer tap, a range cooker with a stainless steel splashback and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, wood-effect flooring, a UPVC double glazed window to the side elevation, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

9'5" x 9'6" (2.88m x 2.91m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, an in-built cupboard giving access to the partly converted and boarded loft with pull down loft ladder and two Velux windows with electrical power sockets and lighting, a radiator, a picture rail, and access to the first floor accommodation.

Bedroom One

11'10" x 15'1" (3.63m x 4.60m)

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, a picture rail, a range of fitted wardrobes, and wood-effect flooring.

Bedroom Two

11'10" x 14'2" (3.62m x 4.34m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted wardrobes, recessed spotlights, and carpeted flooring.

Bedroom Three

7'7" x 9'3" (2.32m x 2.84m)

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

Bathroom

9'6" x 9'3" (2.91m x 2.84m)

The bathroom has three UPVC double glazed obscure windows to the rear and side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture with a rainfall and handheld shower head, ab extractor fan, recessed spotlights, partially tiled, and vinyl flooring.

OUTSIDE

Front

To the front of the property has a large front garden with a lawn, planted borders with established plants, shrubs and bushes, enclosed with a hedged boundary, a gate to the side of the property with a shed, a log store, and a second gate to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a large composite decked area with an Indian Sandstone patio having block paved edging, raised planted borders with established plants, shrubs and bushes, an outside tap, an outside light at the side of the house, the rear garden is privately enclosed with fenced and walled boundaries and access to the driveway and garage.

Garage

The driveway leads to the detached garage with an electric roller door, light and power, door to the side and UPVC double glazed window to the side.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

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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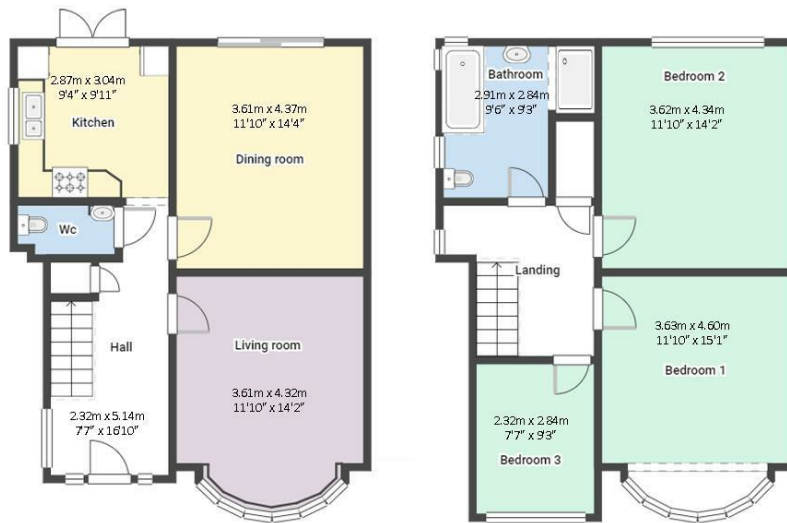
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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