

# HoldenCopley

PREPARE TO BE MOVED

Reedman Road, Sawley, Nottingham NG10 3FD

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Guide Price £240,000



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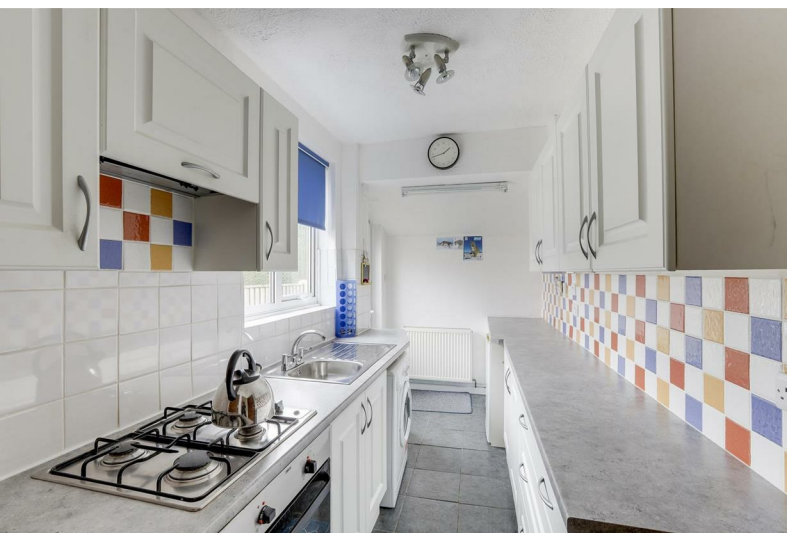




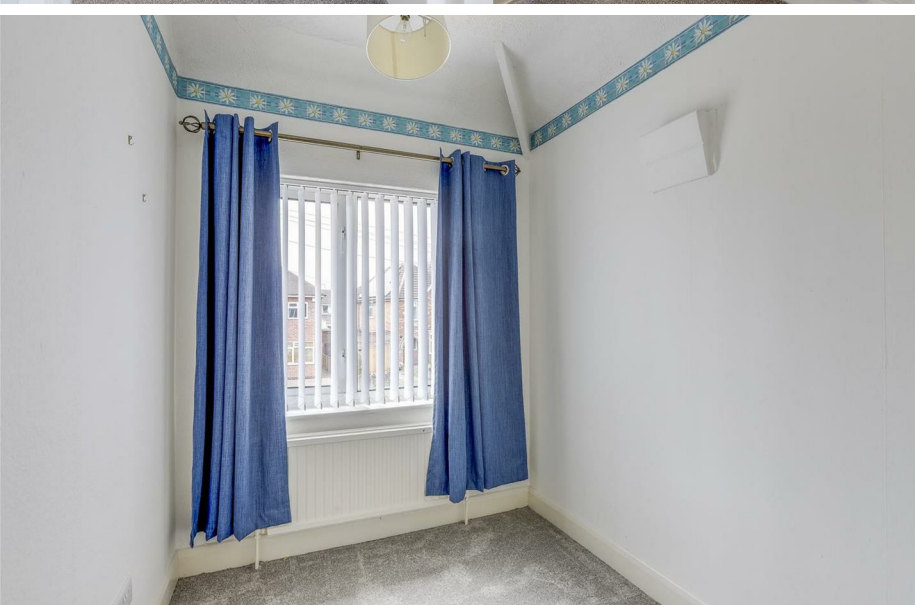
GUIDE PRICE - £240,000 - £260,000

This well-maintained three-bedroom semi-detached home offers plenty of space throughout, making it the perfect choice for a growing family looking to move straight in. Ideally situated in a sought-after location, the property benefits from easy access to local amenities, highly regarded schools and nurseries, and excellent transport links, including Long Eaton Train Station and the M1 for convenient commuting. The ground floor features a welcoming porch leading into an entrance hall, two spacious reception rooms ideal for both relaxation and entertaining, and a fitted galley-style kitchen complete with a useful pantry cupboard. Upstairs, the first floor hosts two generously sized double bedrooms with ample storage, alongside a single bedroom, all serviced by a modern three-piece bathroom suite. Externally, the property boasts a driveway to the front, while to the rear, a generous enclosed garden with a large lawn provides the perfect outdoor space for children to play or for family gatherings.

MUST BE VIEWED







- Semi-Detached House
- Thre Bedrooms
- Two Reception Rooms
- Fitted Galley-Style Kitchen
- Three-Piece Bathroom Suite
- Ample Storage Space
- Generous-Sized Garden
- Driveway
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

5'8" x 1'11" (1.73m x 0.59m )

The porch has a single UPVC door providing access into the accommodation.

Entrance Hall

13'0" x 6'0" (max) (3.98m x 1.83m (max))

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, single-glazed obscure windows to the front elevation, and a single wooden door with glass inserts via the porch.

Living Room

13'3" x 10'11" (max) (4.06m x 3.34m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and a feature fireplace with a decorative surround.

Dining Room

13'0" x 10'11" (max) (3.97m x 3.35m (max))

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, fitted storage cupboards in the alcove, and a feature fireplace with a decorative surround.

Kitchen

14'4" x 5'10" (4.37m x 1.80m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob with an extractor fan, space and plumbing for a washing machine, space for an under-counter fridge and freezer, tiled flooring, tiled splashback, a radiator, an in-built pantry, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

Pantry

6'0" x 2'6" (1.84m x 0.77m )

The pantry has a single-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'2" x 5'11" (2.49m x 1.82m )

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

Bedroom One

12'11" x 10'11" (max) (3.95m x 3.35m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and a range of fitted furniture including wardrobes and overhead storage cupboards.

Bedroom Two

12'0" x 10'11" (max) (3.66m x 3.34m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and three in-built wardrobes with overhead storage cupboards.

Bedroom Three

8'6" x 5'11" (2.61m x 1.82m)

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

Bathroom

7'10" x 5'11" (2.41m x 1.81m )

The bathroom has a low level flush WC, a vanity unit wash basin, a panelled bath with a wall-mounted electric shower fixture, tiled flooring, partially tiled walls, a radiator, a loft hatch, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled area with a planter border, a patio driveway and side access to the garden.

Rear

To the rear of the property is an enclosed garden with a lawn, a gravelled area, a range of plants and shrub, a shed, access into the WC, and fence panelled boundaries.

W/C

4'1" x 2'6" (1.27m x 0.77m )

This space has low level flush WC and access via the garden.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low risk for rivers & sea / very low risk for surface water
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

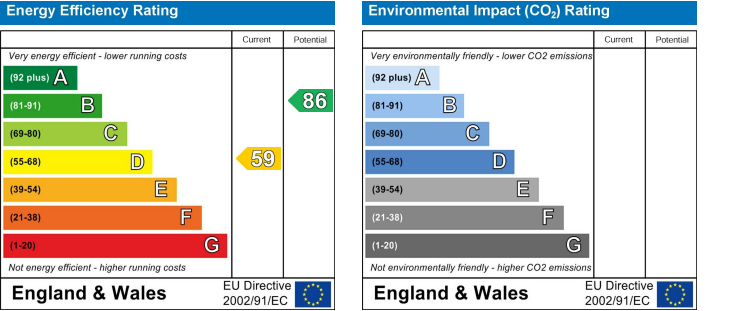
Council Tax Band Rating - Erewash Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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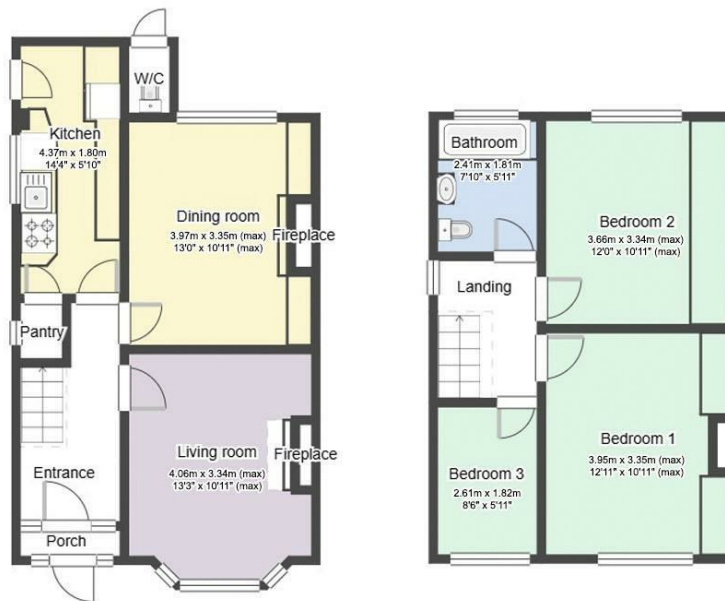
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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