

# HoldenCopley

PREPARE TO BE MOVED

Repton Road, Sawley, Nottinghamshire NG10 3BU

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Guide Price £375,000



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NO UPWARD CHAIN...

GUIDE PRICE £375,000 to £400,000

This four-bedroom detached house offers a spacious and well-presented family home, situated in a popular and well-connected location, close to a range of local amenities including shops, schools, and excellent transport links. To the ground floor, you are welcomed by an inviting entrance hall that leads into a generous living room featuring a charming cast iron fireplace and access to a bright conservatory. There is also a cosy lounge, a country-style kitchen ideal for culinary needs, a separate utility room, and a ground floor W/C. The upper level hosts three spacious double bedrooms and a comfortable single bedroom. The main bedroom benefits from fitted wardrobes and a private en-suite, while the family bathroom, complete with a separate W/C, serves the remaining bedrooms. Externally, the front of the property features a driveway providing ample off-road parking, while to the rear, a private and enclosed garden offers a decked seating area, a lawn, three storage sheds, and well-established hedge borders for added privacy.

MUST BE VIEWED!







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Country-Style Kitchen
- Utility Room & Ground Floor W/C
- En-Suite & Family Bathroom With A Separate W/C
- Driveway
- Well-Presented Throughout
- No Upward Chain
- Popular Location











GROUND FLOOR

Entrance Hall

14'1" x 7'4" (4.30m x 2.26m )

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard, ceiling coving and a single UPVC door providing access into the accommodation.

Living Room

23'9" x 11'11" (max) (7.24m x 3.64m (max))

The living room has carpeted flooring, two radiators, ceiling coving, a feature cast iron fireplace with a wooden mantelpiece, internal double french doors opening to the conservatory and a UPVC double-glazed window to the front elevation.

Conservatory

20'9" x 7'8" (max) (6.34m x 2.34m (max))

The conservatory has tiled flooring, two radiators, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Kitchen

11'5" x 8'11" (max) (3.50m x 2.72m (max))

The kitchen has a range of fitted base and wall units with wood worktops, a Belfast double sink with drainage grooves and a swan neck mixer tap, space for a range cooker, a freestanding dishwasher, partially tiled walls, double French doors providing access from the conservatory and karndeian flooring.

Utility Room

9'9" x 7'10" (max) (2.99m x 2.39m (max))

The utility room has fitted base and wall units with wood worktops, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler controlled by HIVE, a radiator, karndeian flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the side of the property.

W/C

5'0" x 3'7" (1.53m x 1.11m )

This space has a high-level flush W/C, a wash basin with a tiled splashback, a heated towel rail, an extractor fan, karndeian flooring and a UPVC double-glazed obscure window to the side elevation.

Lounge

15'7" x 7'10" (max) (4.75m x 2.41m (max))

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

FIRST FLOOR

Landing

11'10" x 11'3" (3.63m x 3.45m )

The landing has carpeted flooring, ceiling coving, access to the first-floor accommodation and access to the loft.

Master Bedroom

12'0" x 11'5" (max) (3.68m x 3.49m (max))

The main bedroom has carpeted flooring, a radiator, a picture rail, ceiling coving, fitted floor-to-ceiling sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

7'4" x 5'11" (2.26m x 1.81m )

The en-suite has a low-level flush W/C, a storage unit with a counter top wash basin, a shower enclosure with an electric shower fixture, a wall-mounted electric shaving point, a radiator, partially tiled walls, an extractor fan, karndeian flooring and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

12'0" x 12'0" (max) (3.68m x 3.66m (max))

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

Bedroom Three

11'10" x 7'10" (max) (3.61m x 2.39m (max))

The third bedroom has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Bedroom Four

8'10" x 7'10" (max) (2.71m x 2.41m (max))

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

Bathroom

7'3" x 5'11" (max) (2.23m x 1.82m (max))

The bathroom has a pedstal wash basin, a whirlpool bath with an electric shower fixture, a heated towel rail, partially tiled walls, an extractor fan, karndeian flooring and a UPVC double-glazed obscure window to the rear elevation.

W/C

4'7" x 2'7" (1.41m x 0.80m )

This space has a low-level flush W/C, partially tiled walls, an extractor fan and kardean flooring.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple vehicles, courtesy lighting, gated access to the rear garden and brick-wall boundaries.

Rear

To the rear is an enclosed garden with a decked seating area, a lawn, 3 sheds, established hedge borders, and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council- Band C

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at

1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

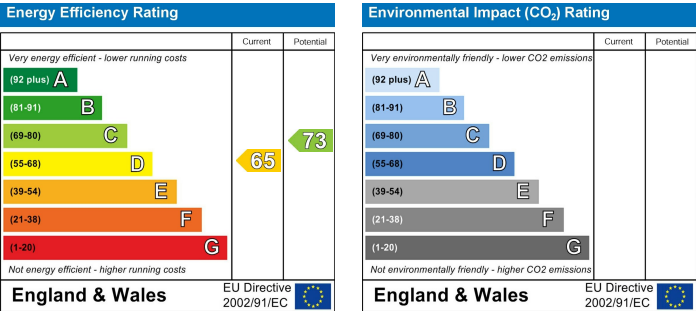
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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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