

# HoldenCopley

PREPARE TO BE MOVED

Repton Road, Sawley, Nottinghamshire NG10 3BU

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Guide Price £220,000 - £230,000



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#### DETACHED BUNGALOW WITH NO UPWARD CHAIN...

This detached two-bedroom bungalow is offered to the market with no upward chain and would make the perfect purchase for a range of buyers, including those looking to downsize or find a property with single-level living. The accommodation comprises an entrance hall leading into a spacious living room, a fitted kitchen with a range of units, space for a dining area, and access to a pantry. A bright conservatory with double French doors opens out to the rear garden, creating a versatile and relaxing living space. There are two double bedrooms, both benefiting from fitted wardrobes, serviced by a three-piece bathroom suite. Outside, the property boasts a driveway providing off-street parking for multiple vehicles, an accessible ramp leading to the front door, and access to a detached garage. To the rear, there is a well-presented enclosed garden featuring a patio seating area, a well-maintained lawn, and fence-panelled boundaries offering a great degree of privacy. The property also benefits from a separate external utility room and a workshop, ideal for hobbies, storage, or additional workspace. The bungalow is located in the village of Sawley, a peaceful yet convenient setting close to a range of local shops, amenities, and countryside walks. The area also boasts excellent transport links, with easy access to the M1 motorway, Long Eaton train station, and East Midlands Airport, making it ideal for commuters or those seeking accessibility.

MUST BE VIEWED







- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Pantry & Conservatory
- Garage
- External Utility Room & Workshop
- Driveway & Accessible Ramp
- No Upward Chain











ACCOMMODATION

Entrance Hall

9'1" x 4'0" (2.79m x 1.22m)

The entrance hall has carpeted flooring, a radiator, uPVC double-glazed obscure windows to the front elevation, and a uPVC door providing access into the accommodation.

Living Room

15'10" x 11'4" (4.84m x 3.47m)

The living room has carpeted flooring, coving to the ceiling, a fireplace with a hearth and decorative surround, two radiators, and a uPVC double-glazed window to the front elevation.

Kitchen

11'8" x 8'10" (3.58m x 2.70m)

The kitchen has a range of fitted base and wall units with worktops, a stainless-steel sink with mixer tap and drainer, a gas hob with extractor fan, an integrated double oven, space for a fridge-freezer, space and plumbing for a dishwasher, space for a dining table, a radiator, vinyl flooring, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the side elevation, a UPVC door providing side access, and access to the pantry.

Pantry

3'4" x 2'8" (1.02m x 0.82m)

The pantry has vinyl flooring, in-built shelving, and a UPVC double-glazed obscure window to the side elevation.

Hall

7'2" x 2'11" (2.19m x 0.89m)

The hall has carpeted flooring, access via a pull-down ladder to the boarded loft with lighting, and provides access to the rest of the accommodation.

Master Bedroom

12'11" max x 11'4" (3.96m max x 3.46m)

The main bedroom has carpeted flooring, coving to the ceiling, built-in wardrobes with sliding mirrored doors, additional built-in wardrobes and an overhead cupboard, a radiator, and a UPVC double-glazed window looking into the conservatory.

Bedroom Two

9'4" max x 8'11" (2.87m max x 2.73m)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator, an inbuilt wardrobe, and double wood-framed glass doors opening into the conservatory.

Bathroom

7'3" x 5'6" (2.21m x 1.68m)

The bathroom has a concealed low-level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower enclosure with a mains-fed shower and a handheld shower head, fitted wall storage units, a radiator, carpeted flooring, partially tiled walls, and a UPVC double-glazed window to the side elevation.

Conservatory

18'0" x 9'0" (5.49m x 2.75m)

The conservatory has laminate flooring, two radiators, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and double French doors opening onto the rear garden.

OUTSIDE

Front

To the front of the property is a garden with a lawn, various plants, and a mature tree; a driveway providing off-street parking for multiple cars; access to the garage; a wheelchair ramp and steps leading up to the front door; gated access to the rear garden; and boundaries formed by a mixture of brick walls and hedges.

Rear

To the rear of the property is an enclosed garden featuring a patio seating area, a rockery with various plants and shrubs, a well-maintained lawn with stepping stones, and fence panelled boundaries. Additionally, there is access to the external utility room and a workshop.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G 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 - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

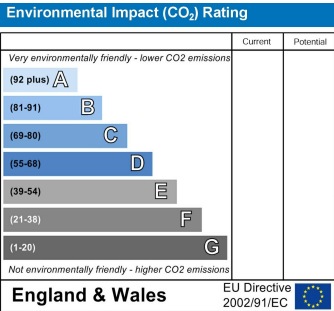
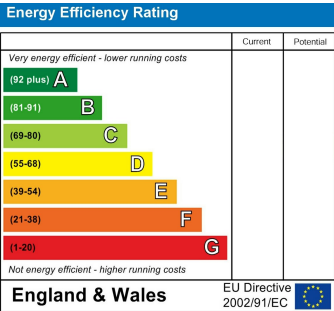
DISCLAIMER

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:  
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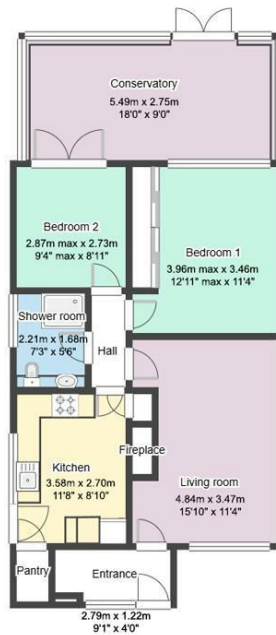
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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