

HoldenCopley

PREPARE TO BE MOVED

Repton Road, Sawley, Nottinghamshire NG10 3BU

Guide Price £350,000 - £375,000

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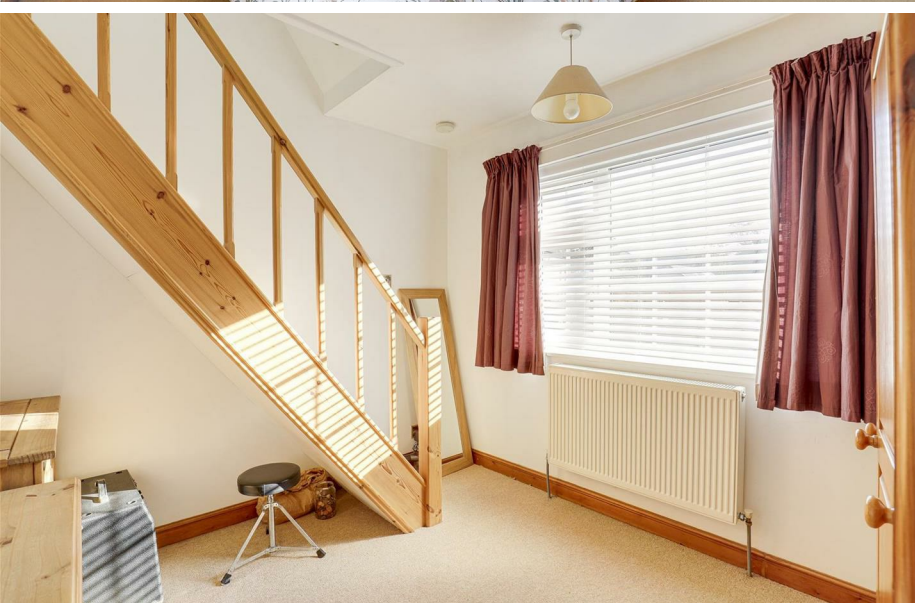
GUIDE PRICE £350,000 - £375,000

MOVE-IN READY HOME IN A SOUGHT-AFTER LOCATION...

This well-presented two-bedroom detached bungalow enjoys a desirable position in the sought-after village of Sawley, a peaceful yet convenient setting with local shops, amenities, and countryside walks nearby. The location also offers excellent transport connections, with the M1 motorway, Long Eaton train station, and East Midlands Airport all within easy reach, making it ideal for commuters and those who value accessibility. Inside, the accommodation comprises an entrance hall leading to a bright reception room with a feature log burner and double French doors opening onto the garden. The modern kitchen provides ample space for cooking, with an adjoining orangery creating an additional, versatile living area. There are two double bedrooms served by a three-piece bathroom suite, while the second bedroom also provides access to a useful loft space. Set on a generous corner plot, the property benefits from a block-paved driveway to the front alongside a gravelled section with mature shrubs. A further double block-paved driveway to the side offers additional off-road parking and access to the double garage. To the rear, an enclosed, low-maintenance garden features a block-paved patio, established plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached Bungalow
- Two Double Bedrooms & Loft Space
- Reception Room With Log Burner
- Modern Kitchen
- Orangery
- Established Garden
- Driveway & Double Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

12*5" x 6*0" (3.80m x 1.83m)

The entrance hall has karndeian flooring, a radiator, a dado rail and a single composite door providing access into the accommodation.

Living Room

15*5" x 11*9" (4.70m x 3.59m)

The living room has carpeted flooring, a radiator, a recessed chimney breast alcove with a feature log burner and tiled hearth, a UPVC double-glazed window to the front elevation and double French doors opening out to the side of the property.

Kitchen

15*4" x 9*0" (4.69m x 2.76m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap, an integrated oven & grill, a gas ring hob & an extractor fan, space and plumbing for a washing machine, a radiator, partially tiled walls, ceiling coving, karndeian flooring, two UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the orangery.

Orangery

12*4" x 8*1" (3.77m x 2.47m)

The orangery has tiled flooring, a vertical radiator, recessed spotlights, a skylight lantern, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Master Bedroom

11*1" x 9*1" (3.38m x 2.77m)

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

Bedroom Two

12*9" x 11*0" (3.90m x 3.36m)

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

Bathroom

6*9" x 5*4" (2.08m x 1.64m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, tiled walls, a heated towel rail, recessed spotlights, karndeian flooring and a UPVC double-glazed obscure window to the rear elevation.

Loft Space

23*11" x 12*9" (7.29m x 3.91m)

The loft space has carpeted flooring, a fireplace, recessed spotlights and two Velux windows.

OUTSIDE

Front

To the front of the property there is a block-paved driveway alongside a gravelled section with mature shrubs. To the side, a further double block-paved driveway provides additional off-road parking, access to the double garage and gated access to the rear garden, all enclosed with fence panelled boundaries.

Rear

To the rear, there is an enclosed low-maintenance garden featuring a block-paved patio bordered by established plants and shrubs, a wall-mounted awning, a wooden shed, courtesy lighting and fence panelled 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

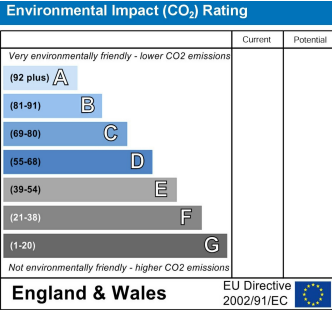
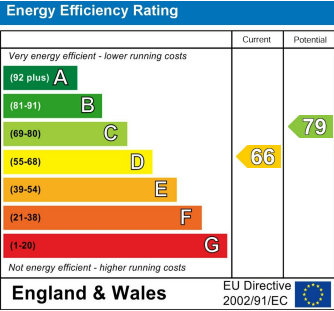
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

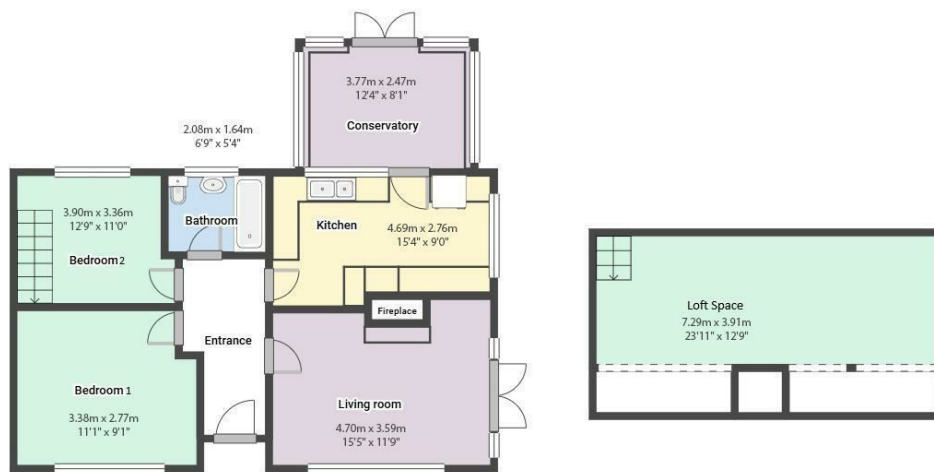
ADDITIONAL INFORMATION

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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
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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