

HoldenCopley

PREPARE TO BE MOVED

Tamworth Road, Sawley, Nottinghamshire NG10 3FB

Guide Price £450,000 - £475,000

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NO UPWARD CHAIN...

This substantial four-bedroom detached home is a captivating blend of character and modernity. This property offers spacious and flexible accommodation, presenting an inviting canvas for prospective homeowners to leave their unique mark. Upon entering, you'll be greeted by a welcoming entrance hall that sets the tone for the entire residence. The ground floor boasts a large and inviting living room, perfect for family gatherings and relaxation. The modern fitted kitchen/diner is a spacious area that provides ample storage and counter space. What sets this home apart is the addition of a conservatory, providing a sunny retreat and a seamless connection to the private enclosed garden beyond. The versatile guest accommodation area comprises of a study/bedroom, a snug area and a convenient three-piece bathroom suite, this area could be used for a variety of things making it an ideal purchase for a range of buyers. Venturing upstairs, you'll discover four generously sized bedrooms, each exuding its own charm and character. A three-piece bathroom suite and a separate W/C on this floor provide convenience and cater to the needs of a growing family or guests. Outside, the property boasts a driveway and a garage, ensuring ample parking for 3/4 cars. The private enclosed garden is a tranquil oasis, ideal for outdoor entertaining or simply enjoying the fresh air. Situated in a convenient location within reach of various local amenities and conveniences, great schools, easy commuting links and the Trent Lock, ideal for peaceful walks. The property is located a short walk away from the popular Trent Lock Golf Club.

MUST BE VIEWED





- Substantial Detached Home
- Four Bedrooms
- Large Living Room
- Modern Fitted Kitchen/Diner
- Conservatory
- Ground Floor & First Floor Bathroom & W/C
- Versatile Guest Accommodation With A Study/Bedroom, Bathroom & Snug Area
- Private Enclosed Garden
- Driveway & Garage Providing Off-Road Parking for 3/4 Cars
- Popular Location





GROUND FLOOR

Entrance Hall

11'3" x 13'3" (3.43m x 4.05m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, an obscure window to the front elevation and a single UPVC door providing access into the accommodation

Living Room

22'1" max x 20'0" (6.74m max x 6.12m)

The large living room has carpeted flooring, a feature fireplace with a decorative surround, a radiator, a dado rail, wall-mounted light fixtures, coving to the ceiling and two windows to the front and side elevations

Kitchen/Diner

15'7" x 13'1" (4.75m x 3.99m)

The kitchen/diner has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated microwave, an integrated hob, an extractor hood, an integrated fridge freezer, a breakfast bar area, part wooden flooring and part carpeted flooring, a radiator, wall-mounted light fixtures, coving to the ceiling, recessed spotlights and a window to the side elevation

Conservatory

15'1" x 7'2" (4.62m x 2.20m)

The conservatory has carpeted flooring, a radiator, wall-mounted light fixtures, a UPVC double glazed window surround, a polycarbonate roof and UPVC double French doors providing access to the rear garden

W/C

2'9" x 6'5" (0.85m x 1.96m)

This space has a low-level dual flush W/C, a vanity-style wash basin, laminate flooring and an obscure window to the front elevation

VERSATILE GUEST ACCOMMODATION

Study/Bedroom

6'9" x 11'1" (2.08m x 3.38m)

The study/bedroom has carpeted flooring, a fitted storage unit, a radiator, a wall-mounted light fixture and a window to the side elevation

Bathroom

5'8" x 7'3" (1.74m x 2.21m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath, a radiator, partially tiled walls and laminate flooring

Snug

10'11" x 7'7" (3.33m x 2.32m)

The snug has carpeted flooring, a radiator, a wall-mounted light fixture, a window to the side elevation and a single UPVC door providing access to the front of the property

FIRST FLOOR

Landing

6'5" x 16'1" (1.96m x 4.91m)

The landing has carpeted flooring, a window to the front elevation and provides access to the first floor accommodation

Bedroom One

13'3" x 13'0" (4.05m x 3.98m)

The main bedroom has carpeted flooring, a fitted storage unit with wardrobes, cupboards, drawer units and a countertop wash basin, access to the walk-in-wardrobe which has further substantial eaves storage, a radiator and a window to the side elevation

Bedroom Two

13'3" x 9'8" (4.04m x 2.96m)

The second bedroom has carpeted flooring, a radiator, a loft hatch and a window to the rear elevation

Bedroom Three

8'9" x 11'10" (2.68m x 3.63m)

The third bedroom has carpeted flooring, a radiator and a window to the side elevation

Bedroom Four

8'9" x 11'0" (2.67m x 3.37m)

The fourth bedroom has carpeted flooring, an in-built storage cupboard, a radiator and two windows to the front and side elevations

Bathroom

9'10" x 8'0" (3.02m x 2.46m)

The bathroom has a vanity-style wash basin, a corner fitted panelled bath, a fitted shower enclosure, a radiator, partially tiled walls, laminate flooring and an obscure window to the front elevation

W/C

3'2" x 5'10" (0.97m x 1.80m)

This space has a low-level flush W/C, laminate flooring and an obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing ample off-road parking for 3/4 cars, two large stone pebbled areas, a range of decorative plants and shrubs and access to the garden

Garage

9'2" x 18'9" (2.80m x 5.73m)

The garage has lighting, multiple power points and an up-and-over door providing access

Side

To the side of the property is a private enclosed garden with a block paved area, a stone paved area, a range of plants and shrubs and panelled fencing

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band E

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:

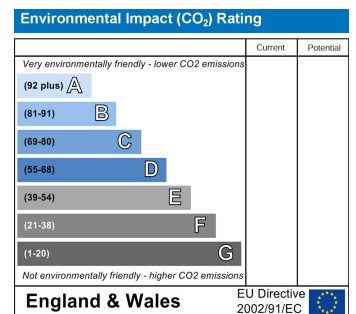
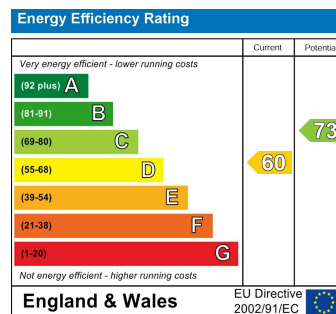
Property Tenure is Freehold

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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.

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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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