



Tamworth Road,
Sawley, Nottingham
NG10 3FB

Price Guide £585-590,000

Freehold



A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME OFFERING GENEROUS SIZE ACCOMMODATION.

Robert Ellis are pleased to bring to the market this deceptively spacious four bedroom detached family home situated in the ever popular location of Sawley on the service road which runs parallel to Tamworth Road. This individual detached property has generous size living accommodation and is ready to move in to and a full inspection is highly recommended in order to see all that is included in this lovely family home including the size of the plot and the private Southerly facing garden to the rear. Sawley has great access to local amenities and public houses and the property is situated within a short walk of Long Eaton train station and Trent Lock.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefit of gas central heating and double glazing. The property stands back from the road and there is a block paved driveway to the front providing access to the garage and decorative plated circles to the front lawn. Entering into the extremely spacious hallway, giving access to the large lounge with double doors to the spacious dining room to the rear, office, cloaks/w.c. and to the rear the kitchen with a breakfast area with feature beams to the ceiling and quartz work surface and a separate utility. To the first floor there are four double bedrooms, all with fitted wardrobes and the master with a four piece en-suite and the family four piece bathroom which has been recently re-fitted. Outside the property has great stature from the front, block paved driveway and access to the garage, shaped lawn with decorative planted circles and access to both sides which lead to the rear garden. The rear garden is privately enclosed with hedged boundaries, there is a large lawn and patio offering a great entertaining space, external garden room/shed which is ideal for storage as an additional office.

The property is within easy reach of several local pubs and restaurants, schools for younger children and local shops being within easy reach. There are further shopping facilities in nearby Long Eaton where there are Asda and Tesco superstores, as well as numerous other retail outlets; there is the West Park Leisure Centre and adjoining playing fields and several local golf courses. There are also excellent transport links including junctions 24 and 25 of the M11, East Midlands Airport, Long Eaton and East Midlands Parkway railway stations, the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Hallway

17' x 5'8 approx (5.18m x 1.73m approx)

UPVC double glazed window and door to the front, radiator, coving to ceiling, stairs to the first floor and doors to:

Lounge

23'1 x 17'6 approx (7.04m x 5.33m approx)

A spacious lounge having an electric feature fireplace with marble hearth and surround, radiator, double glazed window to the front and double doors to:

Dining Room

20'5 x 11'9 approx (6.22m x 3.58m approx)

Double glazed window to the rear overlooking the garden, radiator, double doors to the lounge and door to:

Breakfast Area

12'3 x 11'1 approx (3.73m x 3.38m approx)

Double glazed window to the rear, feature period beams to the ceiling providing a lovely cottage feel, Amtico flooring and radiator.

Kitchen

13' x 12'3 approx (3.96m x 3.73m approx)

Amtico flooring continuing from the breakfast area, wall, base and drawer units with quartz work surface over, induction hob with electric oven and extractor over, integral dishwasher and fridge freezer, sink with drainer and mixer tap over and ceiling spotlights.

Lobby

5'4 x 4'9 approx (1.63m x 1.45m approx)

UPVC double glazed door to the rear, radiator and Amtico flooring.

Utility

7'2 x 4'9 approx (2.18m x 1.45m approx)

Stainless steel sink with drainer, wall and base units, tiled splashbacks and space for a washing machine and tumble dryer.

Cloaks/w.c.

7'4 x 4'6 approx (2.24m x 1.37m approx)

Low flush w.c., vanity wash hand basin with mixer tap, radiator and extractor fan.

Office

11'1 x 9'5 approx (3.38m x 2.87m approx)

UPVC double glazed window to the front, radiator and coving.

First Floor Landing

With doors to:

Bedroom 1

17'2 into bay x 13'4 approx (5.23m into bay x 4.06m approx)

UPVC double glazed bay window to the front, radiator, fitted

drawer bedside units, wardrobes and dressing table with mirror, door to:

En-Suite

15'2 x 8'9 approx (4.62m x 2.67m approx)

Comprising of a four piece Porcelanosa suite with free standing bath, shower enclosure, low flush w.c. and vanity units, his and her wash hand basin in a vanity unit with mixer taps over, inset spotlights, extractor fan and obscure double glazed window to the rear.

Bedroom 2

18'5 x 14'5 approx (5.61m x 4.39m approx)

Double glazed window to the front, radiator, fitted wardrobes and drawer units.

Bedroom 3

16'2 x 14'5 approx (4.93m x 4.39m approx)

Double glazed window to the rear, radiator, fitted wardrobes and drawers.

Bedroom 4

13'9 x 9'5 approx (4.19m x 2.87m approx)

Double glazed window to the front, fitted wardrobes and radiator.

Bathroom

15'2 x 8'8 approx (4.62m x 2.64m approx)

Walk-in shower with rain water shower over, wall mounted vanity wash hand basin, low flush w.c. and bidet, bath, integrated shelving to the walls, underfloor heating, shaver point, inset spotlights and two heated towel radiators.

Outside

To the front there is a block paved driveway providing access to the front door and an integral garage, decorative planted circles and shaped lawn, rockery, planted borders to the side and access to the rear from both sides of the property. To the rear the garden is privately enclosed by hedged boundaries and there a large lawn with pebbled borders, a delightful patio area running the width of the property and providing a great entertainment space. Access to a garden room/storage and a bin storage area down the side of the property.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance and turn left into Lock Lane and immediate left onto Tamworth Road and the property can be found on the right hand side.

7042AMLT

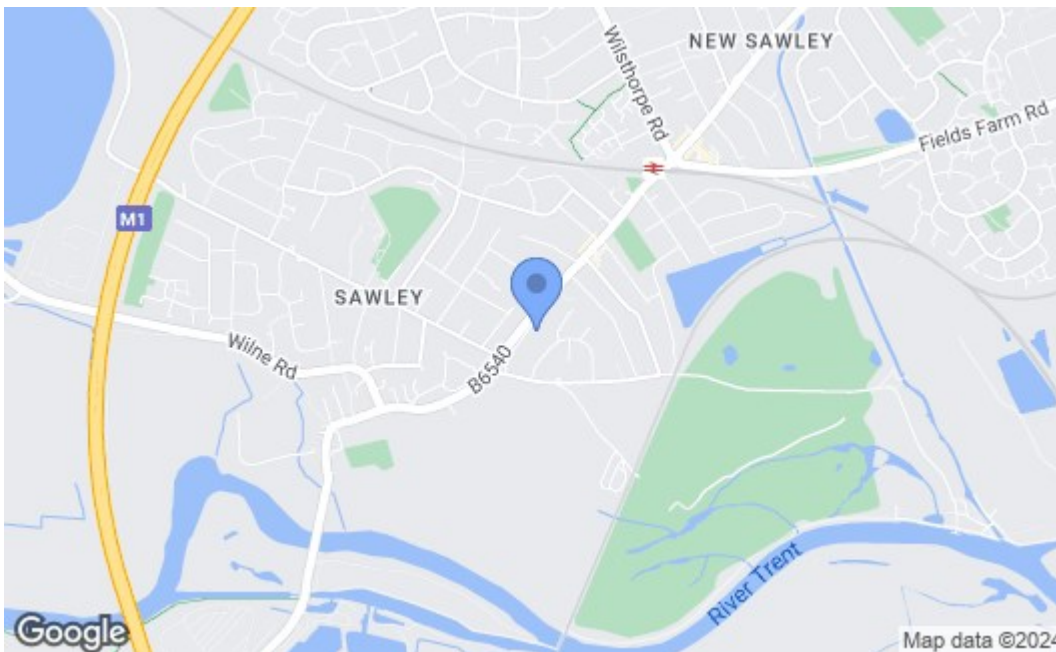
Council Tax

Band F - £2,849





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.