



Tamworth Road,  
Sawley, Nottingham  
NG10 3FB

**Price Guide £325-330,000**

**Freehold**





THIS IS A TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED HOME SITUATED IN THIS VERY POPULAR RESIDENTIAL AREA CLOSE TO MANY AMENITIES AND FACILITIES.

Being situated on Tamworth Road, Sawley, this detached property offers a lovely home which will suit a whole range of buyers. The property has recently had the front area re-designed so it now provides a driveway and off road parking for several vehicles with a decorative wrought iron gate leading from the road, all of which has helped to provide a very neat appearance when you look at the property from Tamworth Road. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties do take a full inspection so they can see the whole property for themselves and visiting the property will also enable them to see the close proximity to excellent local amenities and facilities including Long Eaton station which is only a few minutes walk away from the house.

The property has an attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and double glazing. In brief the property is entered through a fully enclosed porch to the spacious hallway, off which there is a ground floor w.c., stairs leading to the first floor and doors to the lounge/sitting room which has a feature Minton style fireplace and double glazed bay window to the front and to the living/dining kitchen which has a well fitted kitchen area with extensive ranges of units and integrated appliances and from the dining/living area there are patio doors leading into the conservatory which is situated to the rear of the house and connects to the private sunny rear garden. To the first floor the landing leads to three good size bedrooms, two of which have ranges of fitted wardrobes, and to the large bathroom which includes a separate shower as well as the bath. Outside there is the car standing area at the front of the house with a drive extending through gates at the right hand side to the garage which is positioned to the rear. The rear garden has been landscaped and designed to help keep maintenance to a minimum and has a seating area to the immediate rear of the house and this leads onto an astroturf lawn which has established borders and fencing to the side boundaries.

Sawley is a very popular residential area with excellent local schools for children of all ages being within walking distance of the house, there are healthcare and sports facilities which includes Trent Lock Golf Club and West Park Leisure Centre and adjoining playing fields, local shops on Tamworth Road with more retail outlets including Asda, Tesco and Aldi stores being found in Long Eaton which is only a short drive away, there are walks in the nearby open countryside and at Trent Lock and the excellent transport links include Long Eaton station which is only a few minutes from the house, East Midlands Parkway station, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport, junctions 24 and 25 of the M1 and the A52 and other main roads provide easy access to Nottingham, Derby and other East Midlands towns and cities.





## Porch

Fully enclosed porch having a glazed leaded door to the front with matching panels to either side and above, a quarry tiled floor with the original front door with inset opaque glazed leaded panels and matching side windows leading to:

## Reception Hall

Stairs with balustrade leading to the first floor having a walk-in cupboard under which has a double glazed window to the side, lighting and electric consumer unit and the electric meter is fitted on the walls, feature arched leaded stained glass double glazed window to the side and a radiator.

## Ground Floor w.c.

Having a white low flush w.c., wall mounted hand basin with a mixer tap and a tiled splashback, opaque double glazed window and a wall mounted heater.

## Lounge/Sitting Room

11'10 plus bay x 11'8 approx (3.61m plus bay x 3.56m approx)  
Double glazed leaded bay window to the front, feature Minton style open fireplace with hearth, cornice to the wall and ceiling and a radiator.

## Dining/Living Kitchen

### Kitchen Area

12'12 x 19'4 approx (3.66m x 5.89m approx)

The kitchen area within this open plan L shaped dining/living kitchen has cream finished units with brushed stainless steel fittings and includes a sink with a mixer tap and a Hotpoint induction hob set in a work surface which extends to two sides and has an integrated Belling dishwasher, cupboards, drawers and a Hotpoint integrated washing machine below, double Hotpoint oven with cupboards above and below, second L shaped work surface with a Cooke & Lewis integrated fridge, cupboards and drawers beneath, matching eye level wall cupboards with lighting under, hood and back plate to the cooking area, Baxi boiler housed in a matching wall cupboard, double glazed windows to the rear and side and UPVC panel door with two inset glazed panels leading out to the side of the property.

### Dining Area

14' x 11'9 approx (4.27m x 3.58m approx)

The open plan dining area has leaded double glazed patio doors leading into the conservatory, Minton style fireplace with hearth and inset electric log burning effect stove and a radiator.

### Conservatory

10'6 x 9'9 approx (3.20m x 2.97m approx)

The conservatory has double opening double glazed French doors leading out to the rear garden, double glazed windows to three sides, tiled flooring, polycarbonate vaulted roof and a wall mounted heater.

### First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed leaded corner window, hatch to loft and built-in airing/storage cupboard which has a radiator.

## Bedroom 1

11'8 plus bay x 11'10 approx (3.56m plus bay x 3.61m approx)

Double glazed leaded bay window to the front, radiator and two double built-in wardrobes with cupboards over.

## Bedroom 2

13'10 x 11'9 approx (4.22m x 3.58m approx)

Double glazed leaded window to the rear, range of three double mirror fronted wardrobes to one wall and a radiator.

## Bedroom 3

8'10 x 7'6 approx (2.69m x 2.29m approx)

The third bedroom has a double glazed leaded window to the front, radiator and picture rail to the walls.

## Bathroom

This room is half tiled and has a white suite including a panelled bath with a central mixer tap and a hand held shower, low flush w.c., corner shower with a Mira electric shower, tiling to two walls and curved doors and protective screens, hand basin with a mixer tap and double cupboard beneath with a double mirror fronted cabinet above, radiator, opaque double glazed leaded corner window with a second opaque double glazed leaded window and the door to the landing has an inset glazed panel.

## Outside

At the front of the property there is a recently laid block edged tarmac driveway and car standing area with a wall with railings above to the front boundary and a decorative wrought iron gate at the entrance of the drive, wood panelled fencing to both the side boundaries, there are outside lights to either side of the front door and to the right of the property there are double gates with the drive extending down the side of the property to the garage which is positioned to the rear.

The rear garden has a brick edged seating area to the immediate rear of the house and this leads onto an astroturf lawn which has established beds to two sides and fencing to the boundaries. The rear garden provides a lovely sunny area to sit and enjoy outside living during warmer months, there is an outside water supply and outside lighting is provided.

## Garage

18'9 x 8'7 approx (5.72m x 2.62m approx)

The brick detached garage is situated to the rear of the property and this has an up and over door to the front, a double glazed door to the side and power and lighting is provided.

## Directions

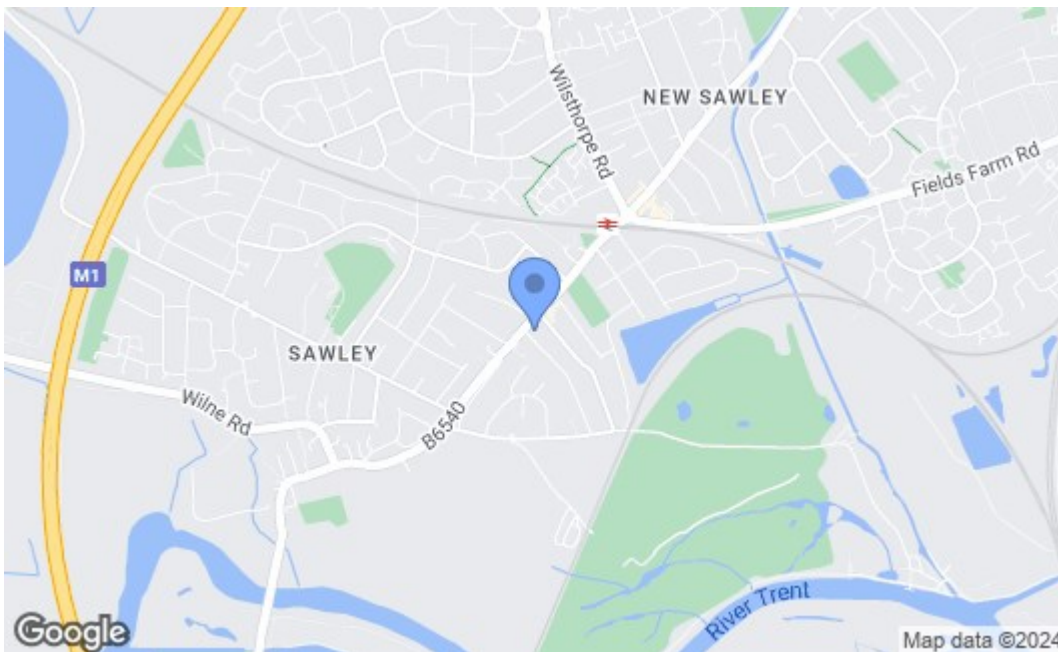
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. The property can then be found on the left as identified by our for sale board.

7278AMMP

## Council Tax

Erewash Borough Council Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.