



Netherfield Road,  
Sawley, Nottingham  
NG10 3FW

**Price Guide £225-235,000**

**Freehold**





A VERY WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY WITH LOFT ROOM AND CONSERVATORY SITUATED IN THE HEART OF SAWLEY.

Robert Ellis are delighted to bring to the market a property that is very well presented and is ready for a potential buyer to move straight into. There are two bedrooms to the first floor and there is also a loft room which could suit someone needing a flexible space such as study or playroom. Being within walking distance of local shops, schools and Long Eaton train station, the property will be ideal for the first time buyer or someone looking to downsize. An early viewing is a must to fully appreciate all that is on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall with boot room, lounge, dining kitchen, and conservatory. To the first floor there are two bedrooms and a fully equipped bathroom, with a staircase to the loft room. Outside to the front of the property there is off the road parking for at least two cars and a privately enclosed rear garden with patio areas perfect for entertaining.

The property is within easy reach of the shops being found on Tamworth Road in Sawley and there are Asda and Tesco superstores and other retail outlets in Long Eaton which is only a short drive away where there are also schools for older children, healthcare and sports facilities including Trent Local Golf Course, walks in the surrounding countryside and at Trent Lock, there are several local pubs and restaurants at both Sawley and Trent Lock which have gained excellent reputations over recent years and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Hallway

6'3 x 5'6 approx (1.91m x 1.68m approx)

UPVC double glazed door to the front with inset glass, UPVC double glazed window to the front, laminate flooring, ceiling light, radiator, stairs to the first floor and doors to:

### Boot Room

5'7 x 5'2 approx (1.70m x 1.57m approx)

Grey laminate flooring, ceiling spotlights.

### Lounge

16'5 x 9'9 approx (5.00m x 2.97m approx)

UPVC double glazed bay window to the front, grey laminate flooring, ceiling light, radiator, TV point, feature fireplace and coving.

### Kitchen

15'7 x 8'9 approx (4.75m x 2.67m approx)

UPVC double glazed sliding doors to the conservatory, UPVC double glazed window looking into the conservatory, tiled flooring, ceiling spotlights and radiator. Range of cream gloss wall and base units with roll edged work surfaces over, inset stainless steel sink and drainer with swan neck mixer tap, cream brick tile splashbacks, four ring gas hob, integrated cooker and extractor hood, space for a free standing fridge freezer, space and plumbing for a washing machine and dishwasher. Built-in cupboard housing the electric consumer unit.

### Conservatory

7'4 x 14'1 approx (2.24m x 4.29m approx)

UPVC double glazed windows with French doors to the rear, polycarbonate roof, tiled flooring, power and electric heater.

### First Floor Landing

UPVC double glazed window to the side, carpeted flooring, ceiling light, stairs with a door to the loft room and doors to:

### Bedroom 1

13'1 x 9'4 approx (3.99m x 2.84m approx)

UPVC double glazed window to the front, laminate flooring, ceiling light, radiator and built-in storage cupboard.

### Bedroom 2

7'8 x 8'3 approx (2.34m x 2.51m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light and radiator.

### Bathroom

8'3 x 7'8 approx (2.51m x 2.34m approx)

Obscure UPVC double glazed window to the rear, linoleum flooring, ceiling spotlight, chrome towel radiator, free standing bath with free standing mixer tap and hand held shower, enclosed corner shower cubicle with mains fed shower, free standing sink with vanity cupboard under and low flush w.c.

### Loft Room

12'2 x 10'3 approx (3.71m x 3.12m approx)

Wooden Velux windows to the front and rear, carpeted flooring, eaves storage space, the room has been plastered, has a radiator, power and lighting.

### Outside

To the front there is a driveway providing off road parking for two vehicles. There is gated access down the right hand side with a covered area.

The rear garden is enclosed with a plastered wall to the rear and fencing to the side boundaries, paved area, artificial lawn and pebbled area for easy maintenance.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Netherfield Road can be found as a turning on the left hand side.

7928AMJG

### Council Tax

Erewash Borough Council Band

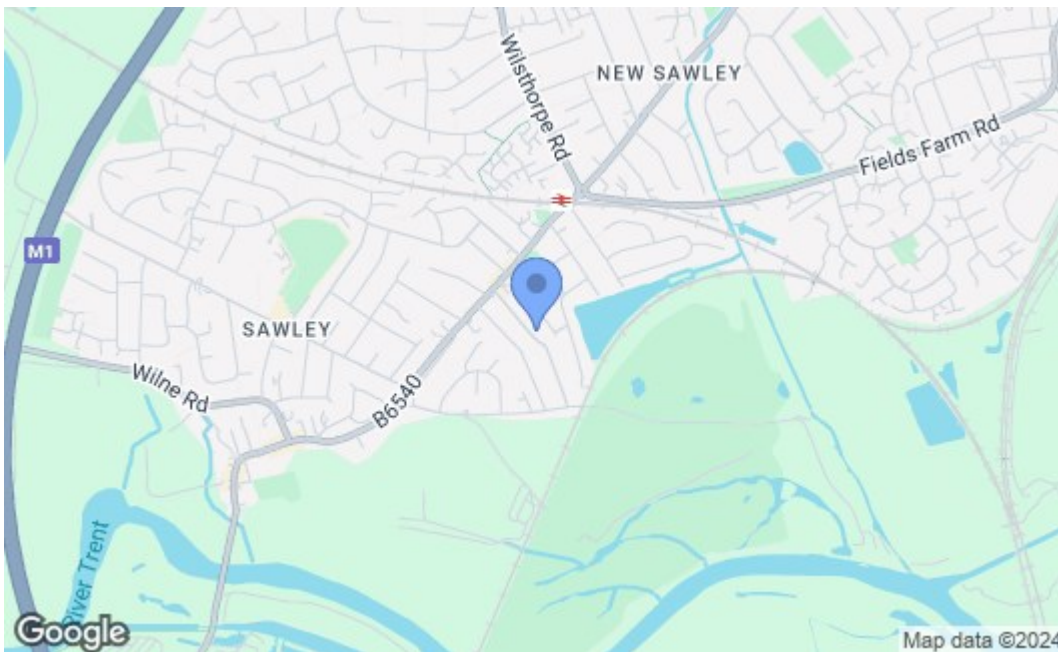
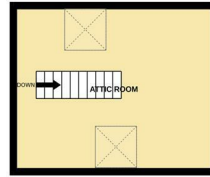




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.