



Portland Road,  
Sawley, Nottingham  
NG10 3FN

**£245,000 Freehold**



THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED HOME WHICH HAS BEEN REFURBISHED AND UPGRADED TO THE HIGHEST STANDARD THROUGHOUT.

Being located on Portland Road, this traditional semi detached property offers a lovely home which will suit a whole range of buyers, from people buying their first property to families who are looking for a three bedroom home which is well positioned for excellent local schools for younger children and many other amenities and facilities. The property is situated on a good size plot with a South Westerly facing garden at the rear and for the size and finish of the accommodation and the garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property stands back from Portland Road and has a block paved off road parking area at the front and the house is constructed of brick to the external elevations under a pitched tiled roof. The tastefully finished accommodation derives all the benefits of having gas central heating, double glazing and from being well insulated throughout, is an efficient home to run and maintain. In brief the accommodation includes a reception hall, lounge which has an adjoining dining area, from which there are double opening, double glazed French doors leading out to the South Westerly facing garden and the kitchen which is exclusively fitted with dark blue units, quartz work surfaces and has several integrated appliances. To the first floor the landing leads to the three good size bedrooms, two of which have built-in wardrobes/storage cupboards and the luxurious bathroom which still has a brand new feel and has a fitted mains flow shower system over the bath. Outside there is block paved off road parking and an easily managed garden area at the front and a gate to the right hand side provides access to the rear garden which has a block paved patio leading onto a large lawned garden with established beds to the sides and further beds which could be used for growing vegetables or wild flowers and at the bottom of the garden there is a log cabin which will remain at the property when it is sold, two brick outbuildings at the side which both have power and lighting and the garden is kept private by having fencing to the side boundaries and a hedge running along the rear.

The property is within easy reach of a Co-op convenience store on Draycott Road with other shopping facilities found in Sawley and at Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are schools for younger children within walking distance of the property with schools for older children also being within easy reach, walks at Trent Lock and along the banks of the River Trent and in the surrounding picturesque countryside, there are sports facilities including the Trent Lock golf club, various local pubs and restaurants in Sawley and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, stations at Long Eaton and East Midlands Parkway, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch with outside lights either side of the UPVC front door which has an inset opaque double glazed panel and leads to:

### Reception Hall

Stairs with balustrade leading to the first floor, radiator and panelled doors to the lounge and kitchen.

### Lounge/Sitting Room

14'9" to 9' x 20' to 9' approx (4.50m to 2.74m x 6.10m to 2.74m approx)

The lounge has an adjoining dining area with a double glazed window to the front, laminate flooring that extends into the dining area, power points with USB A and C charging points, two double radiators and double opening, double glazed French doors leading out to the South Westerly facing rear garden.

### Kitchen

11'7" x 9'5" approx (3.53m x 2.87m approx)

The exclusively fitted kitchen has dark blue finished units and quartz work surfaces with matching risers and a back plate to the cooking area and includes a 1 1/2 bowl sink with a pre-wash mixer tap and a four ring hob set in a quartz work surface with an oven, integrated dishwasher, cupboard, a pull out racked storage unit and an integrated automatic washing machine below, quartz work surfaces with three wide drawers below, integrated upright fridge/freezer, Baxi boiler housed in a matching built-in upright cupboard, double eye level wall cupboard, double glazed window with fitted blind to the rear, large tiled flooring, feature vertical radiator, air extractor unit over the cooking area, recessed lighting to the ceiling, UPVC door with inset opaque double glazed panel leading out to the side of the property and a walk-in pantry with an opaque double glazed window to the side, fitted shelving and thrawl and a power point.

### First Floor Landing

The balustrade continues from the stairs onto the landing, opaque double glazed window to the side, hatch to the loft and panelled doors leading to:

### Bedroom 1

11'7" x 12' to 9'9" approx (3.53m x 3.66m to 2.97m approx)

Double glazed window to the front, feature recess in the chimney breast with a wooden mantle above, laminate flooring, USB charging point on one of the power points, radiator, double built-in wardrobes with cupboards over and a drawer below.

### Bedroom 2

13' x 7'6" approx (3.96m x 2.29m approx)

Double glazed window with fitted blind to the rear and a double built-in cupboard and drawer to one wall.

### Bedroom 3

9'4" x 9' approx (2.84m x 2.74m approx)

Double glazed window with a fitted blind to the front, laminate flooring, wooden top stepped shelving over the stairs and a feature vertical radiator.

### Bathroom

The luxurious bathroom has a white suite including an L shaped bath with a mains flow shower system over which includes a rainwater shower head and a hand held shower with tiling to three walls and a protective glazed screen, low flush w.c. and a sink with mixer taps and double cupboard beneath, two opaque double glazed windows with fitted blinds, recessed lighting to the ceiling, extractor fan and a feature chrome vertical dual fuel towel radiator.

### Outside

At the front of the property there is block paved off road parking with a slate chipped bed, a laurel hedge to the front boundary and fencing to both the side boundaries and to the right of the house there is a wooden gate which provides access to the side of the property and rear garden.

To the immediate rear of the property there is a block paved area with a raised bed and a large lawned garden with established borders to the sides, a slate chipped area where there is currently an outside dog kennel, which may remain at the property, there is a vegetable garden area which has also been used for planting wild flowers with a similar bed towards the bottom of the garden and the garden is kept private by having fencing to both the side boundaries and a hedge running along the rear boundary. There is also a braeburn apple and crab apple tree planted in the garden, a log cabin positioned at the bottom (10'6" x 8'6") which has double opening doors and a window at the front with storage areas at the rear and side and there are two brick outbuildings which also have storage space to the rear.

### Brick Store 1

5' x 4'3" approx (1.52m x 1.30m approx)

Having power and lighting.

### Brick Store 2

9' x 4'2" approx (2.74m x 1.27m approx)

Having power and lighting.

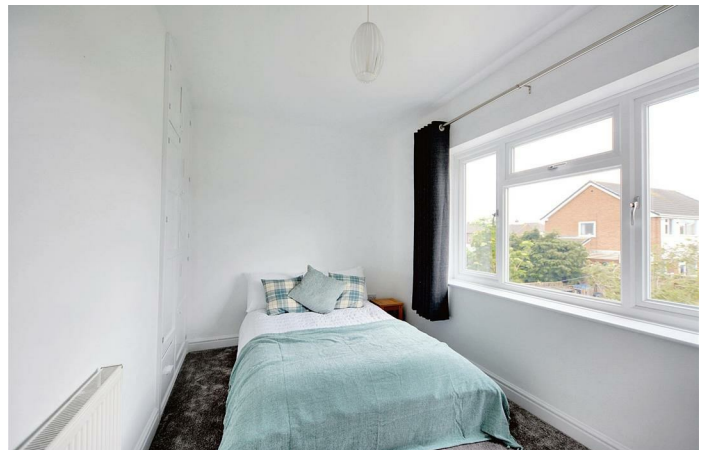
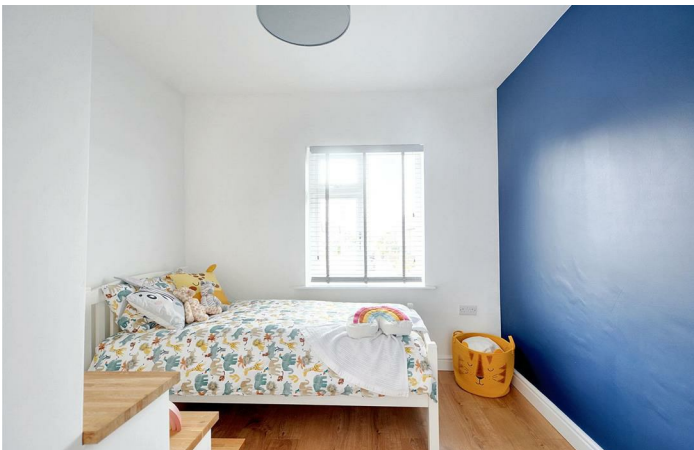
### Directions

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 right onto Draycott Road and right again onto Portland Road where the property can be found on the left as identified by our for sale board.

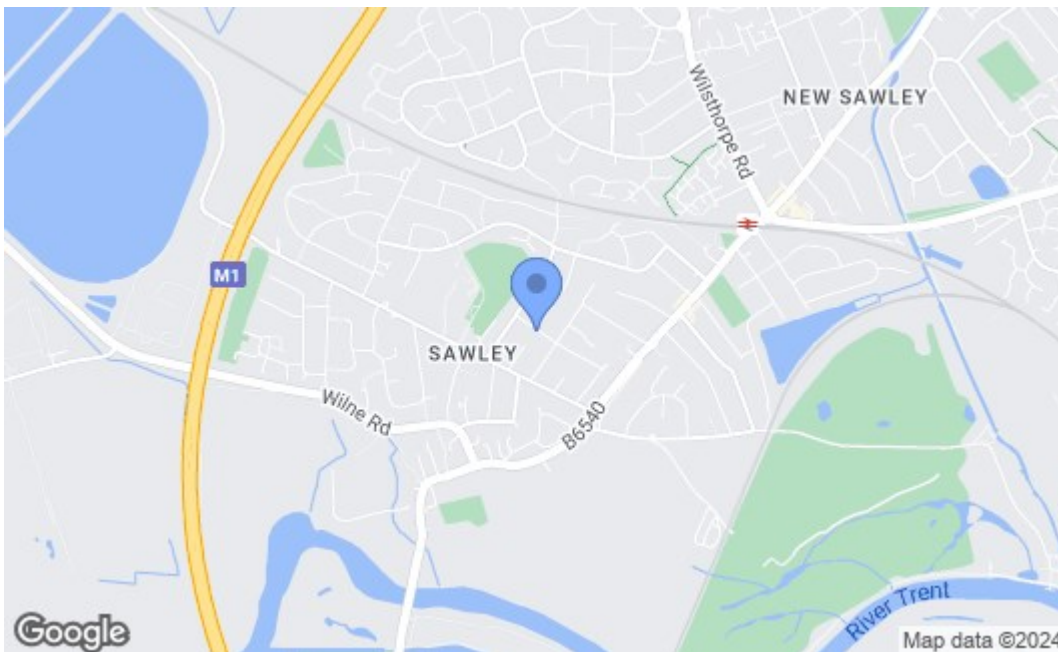
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### Council Tax

Erewash Borough Council Band B



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(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.