



Wilne Road,
Sawley, Nottingham
NG10 3AP

FOR SALE BY AUCTION
Guide Price £295,000
Freehold



FOR SALE BY AUCTION

THIS IS A UNIQUE OPPORTUNITY TO PURCHASE A ROW OF TWO OR THREE COTTAGES LOCATED ON THE EDGE OF SAWLEY, CLOSE TO OPEN FIELDS AND COUNTRYSIDE.

Robert Ellis are pleased to be instructed to market this unique property which has not been placed on the market for over 100 years and provides the option for a prospective purchaser to keep the two cottages which is the current arrangements, change it to three cottages or combine as one 6 bedroom property. The property has a courtyard garden at the front with various outbuildings which include a brick store, garage and a laundry/wash room and for all that is included to be appreciated, we recommend that interested parties do take a full inspection so they can see the size and flexibility of the accommodation included for themselves. Sawley is a lovely residential area that has a semi rural feel and the property is well placed for easy access to a number of local amenities and facilities as well as excellent transport links, all of which have helped to make this a very convenient and popular place for people to live.

The properties were originally built in the middle of the 19th Century and having been extended at the far end approximately 60 years ago. Number 67 is entered through the first front door as you enter through the gate from Wilne Road and the accommodation includes a reception hall, a sitting room, lounge with snug at the rear, off which there is a cloakroom, the kitchen is fitted with wall and base units and off the kitchen there is a rear hall and the pantry and from the hall there are stairs leading to the first floor where the landing, which is approx. 26' in length and leads to three good size bedrooms, one of which has a toilet en-suite and a shower room. Number 71 has two entrance doors with the main door leading into a hallway from which there are open tread stairs leading to the first floor and to the left of the hall there is the dining kitchen which is fitted with wall and base units and has fitted seating with storage below in what would be the eating area and then there are two large reception rooms and a second flight of stairs takes you to the first floor which could be part of a third cottage if this was preferred and off the landing within this area of the building there is a large bedroom and a shower room with the second landing to this cottage provides access to two further bedrooms and a second shower room. Outside there is the courtyard garden at the front with lawned areas in the front of 67 Wilne Road and then there is car parking and at the bottom of the drive a storage area for a caravan, motorhome or similar vehicle. The outbuildings include a w.c. and an outbuilding next to number 71, there is a large brick store/motorbike shed, a separate garage, a utility/washroom building and an original air raid shelter which provides additional storage.

Sawley is a very popular area in which to live with the cottages being close to open countryside and there are a number of local amenities and facilities including various shops with there being a Co-op convenience store on Draycott Road and other shopping facilities found on Tamworth Road, there are schools for younger children, healthcare and sports facilities which include the Trent Lock Golf Club, schools for older children are found in Long Eaton where there are also Tesco, Asda and Aldi superstores and many other retail outlets, there are walks in the surrounding picturesque countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



67 Wilne Road

Wooden front door with inset glazed panel leading to:

Reception Hall

Radiator with shelf over, tiled flooring and wall light.

Sitting Room

13' x 11'3 approx (3.96m x 3.43m approx)

Window to the front, coal effect gas fire set in a tiled surround with a hearth, beams to the ceiling, wood entrance door to the front and a radiator.

Lounge

13'8 x 11'5 approx (4.17m x 3.48m approx)

Window to the front, coal effect gas fire with tiled surround and hearth, beams to the ceiling, radiator, wooden door with inset glazed panel leading out to the front of the property.

Snug

16'2 x 3'10 approx (4.93m x 1.17m approx)

Opaque glazed window to the rear, radiator with shelf over, beams to the ceiling and two wall lights.

Cloakroom

Cloaks hanging and storage space within this area.

Kitchen

15'6 x 7'2 approx (4.72m x 2.18m approx)

The kitchen has a sink with a mixer tap set in a work surface with double cupboard and shelves below, plumbing and space for an upright gas cooker, second work surface with cupboard under, space for an automatic washing machine, dishwasher and fridge, double eye level display cabinet with cupboard to the side, further wall cupboard with shelf under, Potterton Kingfisher floor mounted boiler with cupboard over which houses the gas meter, tiling to the walls by the sink, beams to the ceiling, radiator with shelf over and a wall light.

Rear Hall

Stairs with hand rail leading to the first floor and a radiator with shelf over.

Rear Pantry

7'6 x 4'6 approx (2.29m x 1.37m approx)

Window to the rear, two fitted shelved cupboards with central work surface, radiator with shelf over and beams to the ceiling.

First Floor Landing

26' in length (7.92m in length)

Window to the rear, the balustrade continues from the stairs onto the landing, radiator, wall lights, double built-in cupboards and doors to:

Bedroom 1

13'8 x 11'10 approx (4.17m x 3.61m approx)

Window to the front, radiator and wall light.

Bedroom 2

11'8 x 9'5 approx (3.56m x 2.87m approx)

Sliding sash window to the front, two double wardrobes and a radiator.

Bedroom 3

9'3 x 8'4 max approx (2.82m x 2.54m max approx)

Window to the side, radiator and an en-suite w.c.

There is a separate w.c. off this bedroom which has a low flush w.c. and a window to the side.

Shower Room

The shower room has a shower with tiling to three walls and a protective curtain, pedestal wash hand basin, radiator with a shelf over, mirror to a wall with a light over and an opaque glazed window.

71 Wilne Road

There are two main entrance doors to this property with one of them being the original entrance to the middle cottage. The main front door is a UPVC grain effect door with two inset opaque glazed leaded panels and this leads into:

Reception Hall

Wooden open tread staircase leading to the first floor, radiator with shelf over, tiled flooring and cupboard housing the electric meter and fuse box, Georgian glazed doors leading to the kitchen and to the sitting room.

Dining Kitchen

12'2 x 11'8 approx (3.71m x 3.56m approx)

This kitchen is fitted with oak front units and has cupboards and drawers below, space for an upright cooker, matching eye level wall cupboards, fitted seating to two walls with cupboards under, tiling to the walls by the sink, window to the front, radiator and hood over the cooking area.

Pantry

The pantry has an opaque glazed window, floor mounted gas boiler, tiling to the walls, shelved cupboard and pine panelling to the ceiling.

Sitting Room

12'6 x 11'7 approx (3.81m x 3.53m approx)

Windows to the front and side, feature brick fire surround with a hearth and plinth for a TV to one side, four wall lights and a radiator.

Lounge

15'2 x 13'8 approx (4.62m x 4.17m approx)

Window to the front, two exposed beams to the ceiling, gas coal effect fire set in a chimney breast with a tiled hearth and two radiators.

Hall

The second hall has an entrance door to the front and pine door to the stairs leading to the first floor.

First Floor Landing

Hatch to loft and doors to:

Bedroom 1

15' x 11'8 approx (4.57m x 3.56m approx)

Window to the front, radiator, range of fitted wardrobes with cupboards over, surface with two cupboards beneath and pine door leading to the landing.

Shower Room

The shower room has a corner shower with a glazed door and protective screen, low flush w.c., pedestal wash hand basin with tiled splashback, opaque glazed window, radiator and pine door to the landing.

Main Landing

Radiator, hatch to loft and balustrade continued from the stairs onto the landing.

Bedroom 2

11'10 x 11'4 approx (3.61m x 3.45m approx)

Window to the front, radiator, airing/storage cupboard, double wardrobe to either side of the bed position with cupboards over.

Bedroom 3

10'5 x 10'2 approx (3.18m x 3.10m approx)

Window to the front, radiator, exposed beams to the ceiling and wall, radiator, two built-in cupboards and a wall light.

Shower Room

The shower room includes a large walk-in shower with tiling to the walls, glazed doors and protective screen, pedestal wash hand basin with a tiled splashback and a low flush w.c., opaque glazed window, radiator with shelf over and an exposed beam to one wall.

Outside

Double opening gates leading onto the driveway which extends across the front of the two cottages and provides access to the garage and at the bottom of the drive there is space to store a caravan, motor home or similar vehicle. There is also a pedestrian gate from the road, there are lawned areas in front of number 67 and the plot is kept private by having walls to the front and rear boundaries and at the bottom of the plot there is a gate and fencing which provides access to a pathway that runs around the rear of the brick outbuilding/motorbike store.

Outside w.c.

Having a low flush w.c., wall mounted hand basin and an outside tap within the outside toilet.

Outbuilding 1

4'5 x 4'3 approx (1.35m x 1.30m approx)

With a light.

Outbuilding 2

4'2 x 4'2 approx (1.27m x 1.27m approx)

With a light.

Brick Store/Motorbike Shed

22'6 x 11' reducing to 11'6??? (6.86m x 3.35m reducing to 3.51m???)

The brick outbuilding has a pitched tiled roof, double wooden doors to the front and windows to the front, side and rear.

Air Raid Shelter

The air raid shelter is positioned in the middle of the plot and this provides a further external storage facility.

Garage

17'10 x 9'8 approx (5.44m x 2.95m approx)

The garage has double opening doors with inset glazed panels, windows to the side and rear and has an inspection pit.

Wash House/Laundry

12' x 10' approx (3.66m x 3.05m approx)

This outside room has a Belfast sink with a cold water tap and windows to the front and side.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5 mbps Superfast 76 mbps Ultrafast 1000mbps

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

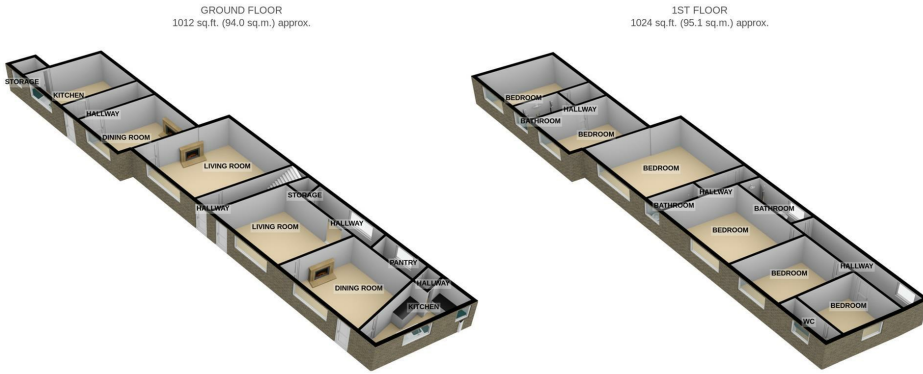
Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

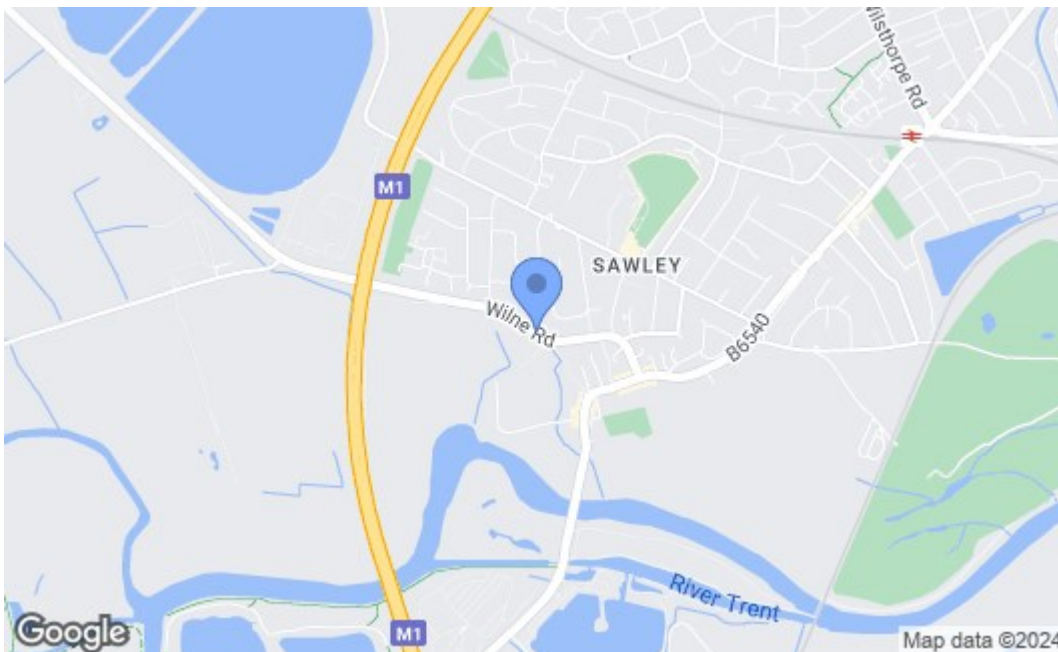
Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022



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