



Victoria Street,  
Sawley, Nottingham  
NG10 3ET

**£259,950 Freehold**



A THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED ON A CORNER PLOT WITHIN THE HEART OF SAWLEY AND BENEFITTING FROM OFF STREET PARKING, GARAGE AND LOW MAINTENANCE REAR GARDEN.

Robert Ellis are pleased to bring to the market this well presented and modern throughout, spacious three bedroom semi-detached family home with the added benefit and space of an attic room. The property is constructed of brick and benefits from double glazing and gas central heating throughout. An internal viewing of this property is required to appreciate the space and location on offer and would ideally be suitable for first time buyers, families or people who are looking to downsize alike.

In brief, the property comprises an entrance hallway, bay fronted lounge, open plan kitchen/diner with integrated appliances, conservatory and downstairs bathroom. To the first floor the landing leads to the master bedroom with a shower en-suite and two further generous sized bedrooms. There is also an attic room which would be the perfect space for a study/playroom. To the exterior, the property sits on a lovely corner plot where there is turf and flower beds to the front. Off street parking to the side for two cars with access into the brick built garage complete with power and lighting. To the rear, there is a low maintenance rear garden with a summer house and a small pond with a water feature.

Located in the popular residential village of Sawley, and within walking distance to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and major road links such as the M1, A50 and A52 to both Nottingham and Derby with Long Eaton train station within walking distance and East Midlands Airport just a short drive away.



### Entrance Hall

UPVC double glazed front door, herringbone laminate flooring, radiator, ceiling light.

### Lounge

12'1" x 10'11" approx (3.7m x 3.35m approx)

UPVC double glazed bay fronted window overlooking the front, herringbone laminate flooring, radiator, electric fire, ceiling light.

### Kitchen/Diner

11'9" x 5'6" plus 9'6" x 11'9" (3.6m x 1.69m plus 2.91m x 3.59m )

UPVC double glazed window overlooking the side, herringbone laminate flooring, radiator, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, induction hob and overhead extractor fan, integrated fridge/freezer, spotlights.

### Conservatory

8'8" x 9'2" approx (2.65m x 2.8m approx)

uPVC double glazed windows overlooking the rear garden, uPVC double glazed door leading to the rear garden, herringbone laminate flooring.

### Family Bathroom

5'4" x 4'4" approx (1.64m x 1.33m approx)

uPVC double glazed patterned window overlooking the rear, tiled flooring, bath with rainfall shower over bath, WC, top mounted sink, radiator, ceiling light.

### First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, ceiling light.

### Master Bedroom

12'2" x 11'0" approx (3.71m x 3.37m approx)

uPVC double glazed window overlooking the front, laminate flooring, radiator, ceiling light.

### En-Suite shower room

Tiled flooring, single enclosed shower unit, top mounted sink, ceiling light.

### Bedroom Two

9'2" x 12'2" plus 3'0" x 2'9" (2.8m x 3.73m plus 0.93m x 0.86m )

uPVC double glazed window overlooking the rear, laminate flooring, radiator, ceiling light.

### Bedroom Three

8'7" x 5'6" approx (2.64m x 1.7m approx)

uPVC double glazed window overlooking the rear, laminate flooring, radiator, ceiling light.

### Attic Room

9'10" x 6'5" approx (3.01m x 1.96m approx)

Velux windows, laminate flooring, ceiling light.

### Outside

This property sits on a corner plot and benefits from a front garden with turf and flower beds. There is parking to the side behind gates with access into the brick built garage complete with power, lighting and an up and over manual door. To the rear there is a low maintenance garden with a summerhouse.

### Directions

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

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard 7mbps Superfast 74mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, THREE, VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water low

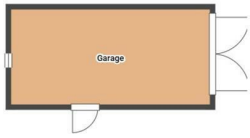
Flood Defenses – No

Non-Standard Construction – No

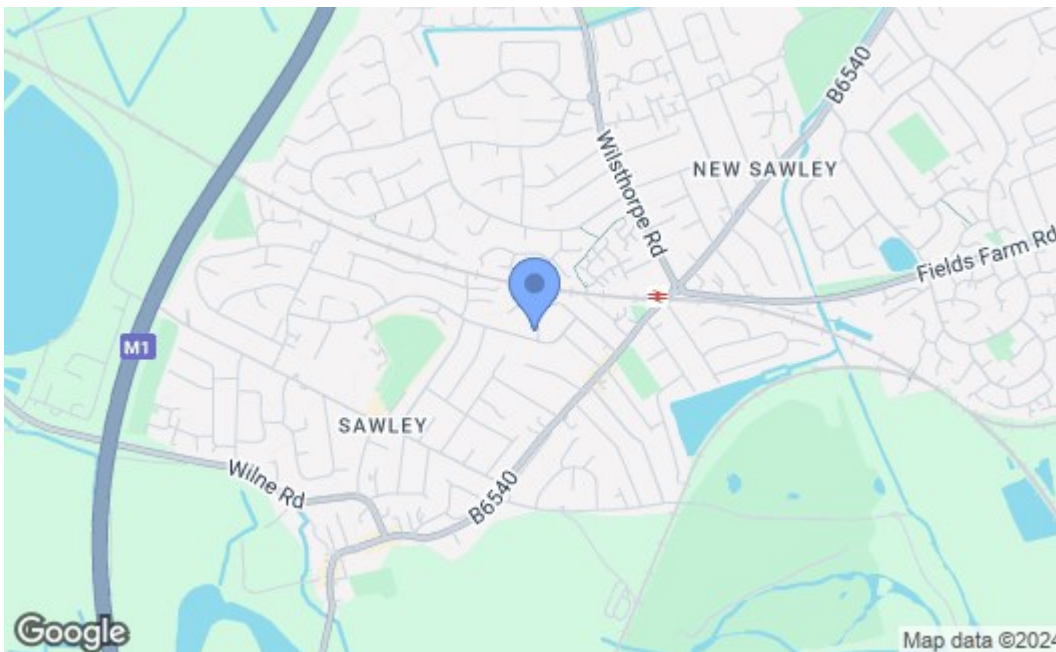
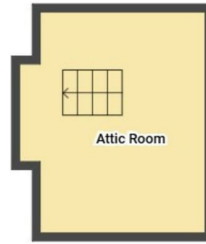
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		49	
(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.