



Turner Road,
Sawley, Nottingham
NG10 3GP

Price Guide £265-270,000

Freehold

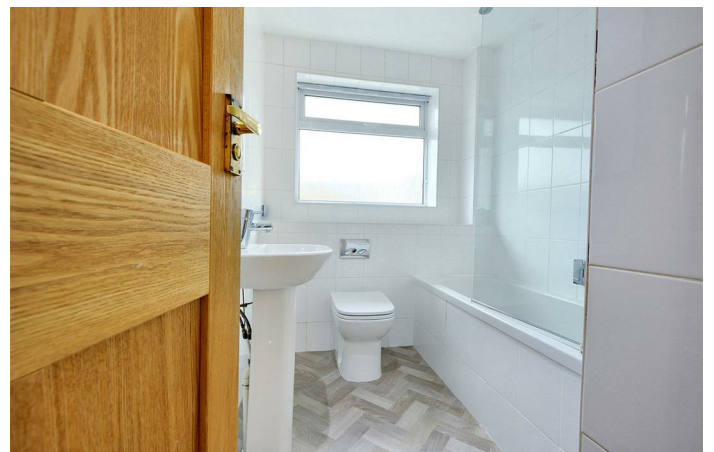


A WELL-PRESENTED EXTENDED SEMI-DETACHED HOME ON A QUIET CUL-DE-SAC IN THE SOUGHT-AFTER AREA OF SAWLEY, OFFERING SPACIOUS ACCOMMODATION WITH THREE DOUBLE BEDROOMS AND A LARGE BREAKFAST KITCHEN.

Robert Ellis are delighted to bring to the market a well-proportioned three double bedroom semi-detached home on a quiet cul-de-sac being sold with NO UPWARD CHAIN. Offering spacious accommodation, the property benefits from a large reception room which is perfect for a family and a good-sized block-paved driveway offering ample parking for three cars with a private enclosed garden to the rear. Particular features of this property are an extended kitchen with patio doors onto a raised patio area, perfect for al-fresco dining, and an extended third bedroom providing three double bedrooms. A viewing is a must to fully appreciate all that this property has to offer.

The property has recently undergone a full redecoration, with partial new flooring and is ready for a new owner to move straight into. It benefits from gas central heating, with a recently replaced boiler, and double glazing throughout. The accommodation comprises a spacious entrance hall, lounge/dining room with feature fireplace and patio doors to the garden, kitchen with a Stoves range cooker, new washing machine and space for a breakfast area and patio doors to the garden. To the first floor there are three double bedrooms, two having built-in wardrobes and a modern three-piece bathroom suite. The property has a large loft space with good head height offering potential for a new owner to extend into. The property also benefits from solid oak, panelled internal doors. Outside there is off the road parking for 2/3 cars and to the rear, a lovely, private garden with a large lawn area and mature shrubs.

The property is within walking distance of a good selection of local shops, including a Morrisons store on Tamworth Road, Long Eaton railway station, and excellent infant, primary and secondary schools. Additionally there are several local pubs and restaurants in Sawley and at Trent Lock, and some lovely walks on the doorstep to explore the local countryside and the banks of the River Trent. There are excellent transport links with junctions 24 and 25 of the M1, and the A52 for Nottingham, Derby and the East Midlands area being just minutes away. East Midlands Airport and Castle Donington are also easily reachable via the Skylink bus.



Entrance Hallway

6' x 14'6 approx (1.83m x 4.42m approx)

UPVC double glazed door to the front with inset glass and windows either side, ceiling light, laminate flooring leading through to kitchen and lounge diner, radiator, under stairs storage area.

Breakfast Kitchen

15'6 x 8' approx (4.72m x 2.44m approx)

UPVC double glazed sliding door to the rear garden and UPVC back door to the side and UPVC double glazed window to the side. Ceiling spotlights, radiator, laminate flooring, cream shaker style wall and base units with space for a breakfast table, a fully cleaned range cooker with modern extractor hood and four ring hob, newly fitted washing machine, space for dishwasher and tumble drier, fridge freezer, under stairs cupboard which could be used as a pantry.

Lounge Diner

10'9 x 24' approx (3.28m x 7.32m approx)

Bay front UPVC window to the front, UPVC double glazed sliding doors to the rear garden, ceiling lights, laminate flooring, radiator, gas fireplace with a feature hatch to the kitchen.

First Floor Landing

UPVC double glazed window to the side, wall lights, newly fitted carpeted flooring, storage cupboard and access to the loft hatch.

Bedroom 1

10'9 x 11'4 approx (3.28m x 3.45m approx)

UPVC double glazed window to the front, ceiling light, radiator, carpeted flooring, in-built sliding wardrobes

Bedroom 2

8' x 12'6 approx (2.44m x 3.81m approx)

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

Bedroom 3

10'8 x 8'9 approx (3.25m x 2.67m approx)

UPVC double glazed window to the rear, ceiling light, radiator, carpeted flooring and in-built sliding wardrobe.

Bathroom

6' x 8'4 approx (1.83m x 2.54m approx)

UPVC double glazed patterned window to the front, ceiling spotlights, newly fitted vinyl flooring, towel radiator, WC, freestanding sink, bath with electric shower over head.

Outside

To the front there is a block paved drive for two/three cars. The south westerly facing rear garden can be accessed to the side via a fenced gate and there is a paved patio area with large shed to the side. Down some steps you will find an area laid to lawn with established shrub borders.

Directions

The property is best approached by leaving Long Eaton along Tamworth Road, passing under the railway bridge and turning second left into Mikado Road. Turner Road is found as a turning on the right-hand side.

7824JG

Council Tax

Erewash Council Tax Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 34mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

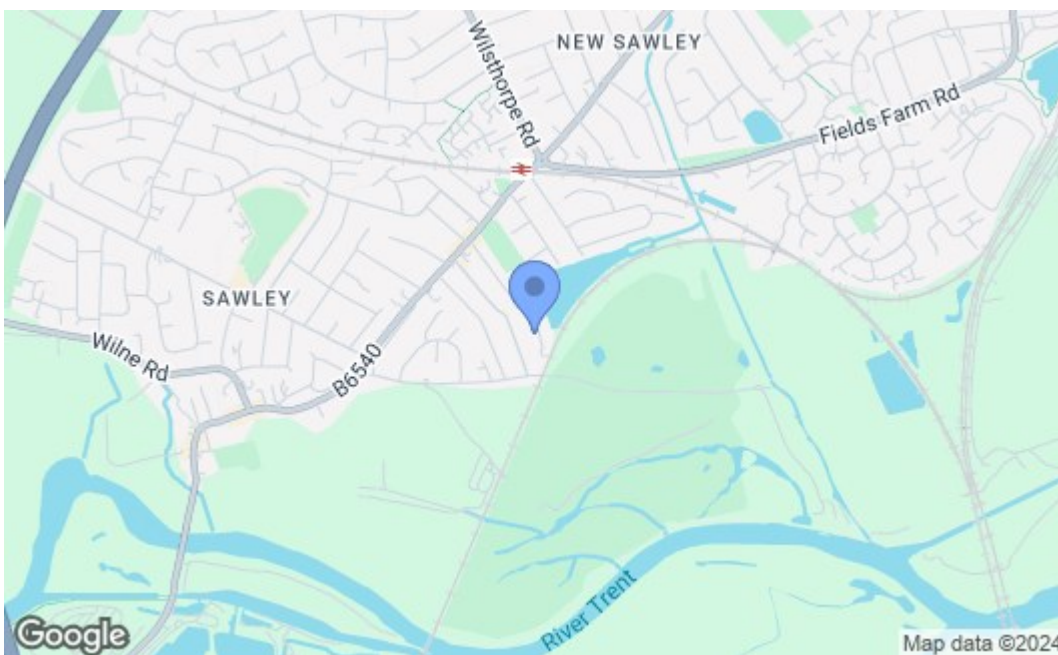
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(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.