

Robert Ellis

look no further...



Wilne Road,
Sawley, Nottingham
NG10 3AP

£260,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea

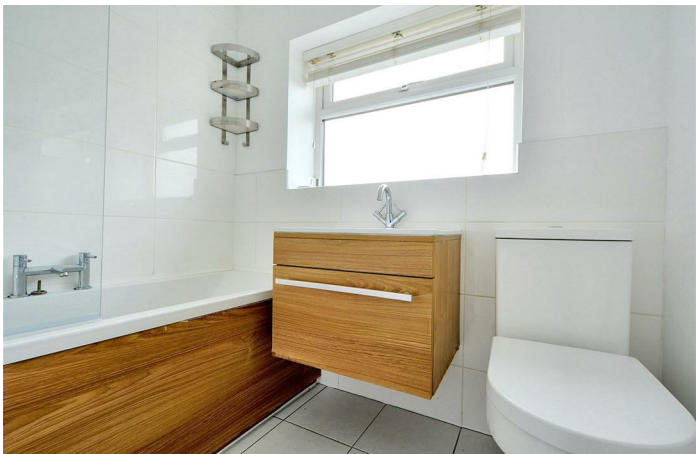


A THREE BEDROOM DETACHED FAMILY HOME WHICH ON A GOOD SIZE PLOT WITH AN OPEN ASPECT TO THE FRONT OVERLOOKING OPEN PICTURESQUE COUNTRYSIDE.

A superb and spacious, three double bedroom detached property provides a lovely family home which is ready to move straight into. The property has been recently redecorated and is being sold with no upward chain. For the size of the accommodation included to be appreciated, we strongly recommend that all interested parties take a full inspection so they are able to see the potential of the property for themselves. The property is situated close to the shops and schools for younger children provided by Sawley whilst those found in Long Eaton are only a few minutes drive away, all of which have made this such a popular and convenient place for people to live.

We believe the property was built in the 1960s and is constructed of brick to the external elevations all under a tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and being double glazed. In brief the accommodation includes an open porch, reception hall, through lounge which includes a dining area and then there is the kitchen which is fitted with wall and base units. To the first floor there are the three bedrooms and the fully tiled bathroom which has a pink suite. Outside there is a detached garage with an inspection pit situated to the right hand side of the property, there is a garden at the front with block paved driveway and a very private garden at the rear which has established screening to the boundaries.

The property is within easy reach of the local shops and schools found in Sawley whilst the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre are only a few minutes drive away as are schools for older children, there are health care and sports facilities which include the Trent Lock Golf Club, there are walks in the surrounding picturesque countryside 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 provide good access to both Nottingham and Derby.



Entrance Hall

UPVC double glazed front entrance door with obscure inset glazed panel, recently decorated, ceiling light, understairs storage cupboard, separate storage cupboard, UPVC double glazed window to the side and doors to:

Kitchen

9'7 x 9'2 approx (2.92m x 2.79m approx)

UPVC double glazed door to the side and window to the rear, tiled floor, ceiling light, white gloss wall, base and drawer units with laminate work surface over and inset stainless steel sink and drainer, black brick style splashback tiles, built-in electric four ring hob, oven and extractor over, space for a washing machine and fridge freezer and built-in pantry cupboard.

Lounge/Diner

23'1 x 11'2 approx (7.04m x 3.40m approx)

Having a dual aspect with a double glazed window to the front and double glazed sliding doors to the rear, carpeted floor, two ceiling light points, ceiling rose, coving, TV point, two radiators, gas fire with stone surround.

First Floor Landing

UPVC double glazed window to the side, carpeted floor, ceiling light, built-in airing/storage cupboard, loft hatch and doors to:

Bedroom 1

12'1 x 11'2 approx (3.68m x 3.40m approx)

UPVC double glazed window to the front, radiator, carpeted floor and ceiling light.

Bedroom 2

10'5 x 10'7 approx (3.18m x 3.23m approx)

Double glazed window to the rear, carpeted floor, radiator and ceiling light.

Bedroom 3

7'4 x 6'9 approx (2.24m x 2.06m approx)

Double glazed window to the rear, ceiling light, radiator and carpeted floor.

Bathroom

6'2 x 6' approx (1.88m x 1.83m approx)

Obscure double glazed window to the front, tiled floor, ceiling light, radiator, panelled bath with mixer tap and electric Mira shower over, extractor fan, wash hand basin with swan neck mixer tap and vanity storage below, low flush w.c.

Outside

To the front of the property there is a brick dwarf wall with iron gates leading to the block paved drive and lawned garden and there is also courtesy lighting.

To the rear there is a patio area, walls and fencing, apple tree and hedging to the boundaries.

Garage

16'9 x 8' approx (5.11m x 2.44m approx)

Brick built garage with electric roller door to the front, power and light.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance taking the right hand turning into Wilne Road where the property is located on the right hand side.

8217AMJG

Council Tax Band

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 76mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR



1ST FLOOR



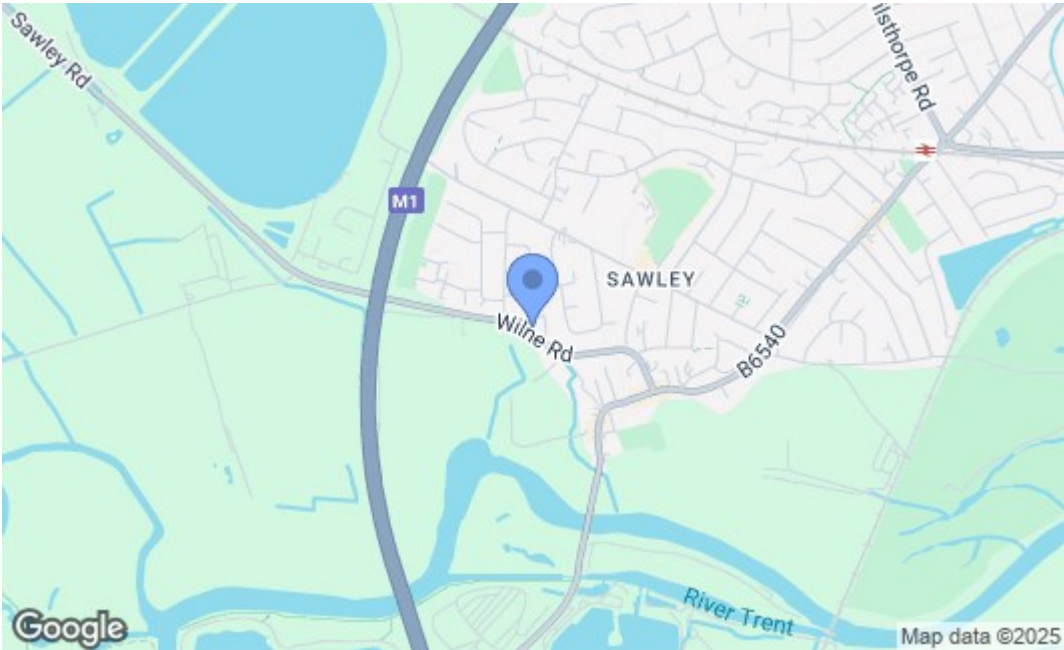
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ESTATE AGENTS

83 WILNE ROAD, SAWLEY, NG10 3AP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.