

Shaftesbury Avenue,  
Sawley, Nottingham  
NG10 3FG

**Price Guide £475-485,000**  
**Freehold**



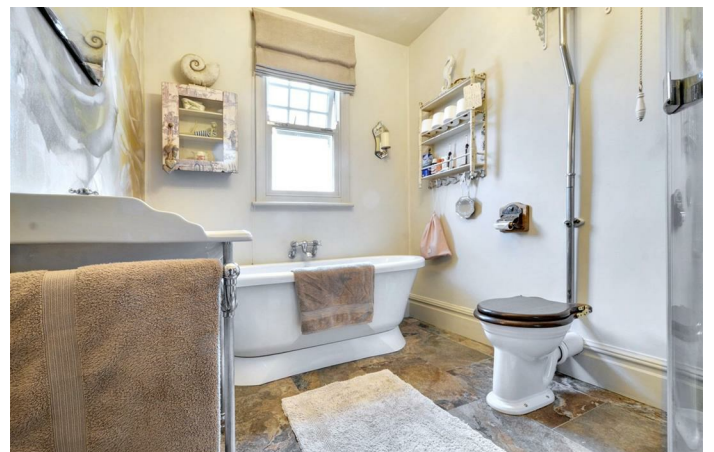


THIS IS A BEAUTIFULLY REFURBISHED AND UPGRADED INDIVIDUAL EDWARDIAN DETACHED HOME PROVIDING SPACIOUS GROUND FLOOR LIVING ACCOMMODATION AND THREE DOUBLE BEDROOMS WITH ADDITIONAL ACCOMMODATION TO THE REAR WHICH CAN BE UTILISED AS A BEDROOM OR OFFICE - WITH A PRIVATE, LANDSCAPED REAR GARDEN.

Being located on Shaftesbury Avenue, this lovely individual home provides carefully refurbished accommodation arranged on two levels. For the size and quality of the accommodation included and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property has an attractive appearance from the road and has a highly appointed breakfast kitchen with French grey Shaker style units and granite work surfaces and at the rear there is a most useful separate annex which could be used as additional living accommodation if required. The property is well placed for easy access to all the amenities and facilities provided by Sawley and the surrounding area, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Shaftesbury Avenue and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating and double glazing with the windows being original sash style and the house includes a reception hall area which leads into the exclusively fitted breakfast kitchen, off which there is a utility/boot room and a ground floor shower room/w.c. (which does need completing). The lounge and separate dining/sitting room are positioned at the front of the house with the lounge having a bay window to the side and a feature fireplace with a log burning stove and the dining/sitting room also has a bay window to the front and a log burning stove incorporated in the chimney breast and there is a study area/store area beneath the stairs. To the first floor the landing has original pine doors leading to the three double bedrooms and the luxurious bathroom which has a stand alone bath and a large walk-in corner shower which has a mains flow shower system. Outside there is a drive and parking area to the front of the house, a lawned garden with a brick wall to the front and left hand boundary with a fence to the right hand side and there is a doorway leading from the drive to the rear of the property. The rear garden is private having a stone path leading to the composite decking at the bottom of the garden, there is a lawn with borders to the sides, the annex could be used as additional accommodation and has a w.c. included and there is a brick/block bike store and the garden is kept private by having fencing and a wall to the boundaries.

The property is within easy reach of the shopping facilities provided by Sawley which include a C-op convenience store on Draycott Road with further shops on Tamworth Road and all those provided by Long Eaton are only a short drive away where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities including Trent Lock Golf Club, walks in the nearby open countryside, there are several local pubs and restaurants and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Wood panelled front door with inset glazed panels leading to:

### Reception Area

The reception hall opens to the breakfast kitchen and there are stairs with a hand rail leading to the first floor, feature arched window to the side, Karndean style flooring extending into the kitchen and pine doors to the lounge and dining room.

### Lounge/Sitting Room

13'11 plus bay x 12'2 approx (4.24m plus bay x 3.71m approx)

Having a double glazed sash style window to the side and two sash style double glazed windows to the front, log effect gas stove set in the chimney breast with a wooden mantle over and brick hearth, feature cast iron radiator, oak flooring and two original light switches.

### Dining/Sitting Room

12'11 plus ay x 13'11 approx (3.94m plus ay x 4.24m approx)

This second large reception room has a double glazed sash style bay window to the front, feature cast iron fireplace incorporating a log burning stove in the chimney breast with a wooden mantle and brick hearth, original light switches, cast iron radiator and a pine door with two inset glazed panels leading to an understairs office/storage area.

### Breakfast Kitchen

18' x 11'10 approx (5.49m x 3.61m approx)

The exclusively fitted kitchen has French grey coloured Shaker style units and granite work surfaces and includes a sink with a pre-wash mixer tap set in a granite work surface which extends to three sides with one side being a breakfast bar/eating area and below the work surfaces there are cupboards, an integrated dishwasher, fridge and freezer and drawers with there being LED lighting to the plinths below the work surfaces, cooking range set in a chimney breast recess with an extractor fan over and a shelf and panelling to the wall above, a granite back plate, cupboards to either side and granite work surfaces to either side with cupboards and drawers beneath, matching eye level wall cupboards with lighting under, double glazed shelved display cabinet with glazed doors and lighting and drawers below, pelmet with lighting over the sink area, feature cast iron radiator, double glazed sash style window to the side, double opening Georgian style French doors leading out to the garden, Karndean style flooring and recessed lighting to the ceiling.

### Utility/Boot Room

8'7 x 8'3 approx (2.62m x 2.51m approx)

Double opening French style Georgian double glazed doors leading out to the rear garden, pine door leading to the ground floor shower room/w.c., plumbing and spaces for an automatic washing machine and tumble dryer, cloaks hanging, shelf, radiator, recessed lighting to the sloping ceiling and Karndean style flooring.

### Shower Room/w.c.

This room includes a low flush w.c. and wall mounted hand basin and a fitted shower tray with the shower needing to be completed, double glazed sash style window to the rear, Karndean style flooring, radiator and recessed lighting to the sloping ceiling.

### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch with ladder to the loft, double glazed sash style window to the side, pine panelled doors leading to the bedrooms and bathroom and a radiator.

### Bedroom 1

14' x 12'10 approx (4.27m x 3.91m approx)

Two double glazed sash style windows to the front, radiator and two original light switches.

### Bedroom 2

13'11 x 12'2 approx (4.24m x 3.71m approx)

Two double glazed sash style windows to the side, radiator and a feature fire surround to an open chimney breast.

### Bedroom 3

10'6 x 9'4 approx (3.20m x 2.84m approx)

Double glazed sash style window to the rear and a feature vertical radiator.

### Bathroom

The luxurious bathroom has a stand alone bath with a wall mounted mixer tap, large corner shower with a mains flow shower system including a rainwater shower head and hand held shower with tiling to two walls and a curved glazed door and protective screen, high level w.c., hand basin with chrome legs and towel rails, tiled flooring with under floor heating and an opaque double glazed sash style window.

### Outside

At the front of the property there is a stone driveway and car standing area, a brick edged lawn, wall to the front and left hand boundary, fence to the right, outside lighting is provided at the front of the house and there is a door/gate leading from the drive to the rear garden.

At the rear of the property there is a brick edged stoned pathway, lawn with borders and a composite decked area extends across the bottom of the garden with there being fencing to the right and rear boundaries and a wall to the left hand side. There are various outside lights to the rear of the property, external power points and hot and cold taps are provided at the rear of the house with a further cold water tap at the side.

### Annex

11'3 x 8'2 approx (3.43m x 2.49m approx)

The brick built annex is positioned to the left hand corner of the garden and has a double glazed sash style window to the side and double opening, Georgian double glazed French doors leading out to the garden, there is a work surface with cupboards below and to the wall above, radiator, power points and lighting are provided and there is Karndean style flooring.

### w.c.

There is a w.c. within the annex and this has a low flush w.c., a wall mounted hand basin with mixer tap, double glazed sash style window and Karndean style flooring.

### Brick Store

8'3 x 6'7 approx (2.51m x 2.01m approx)

There is a brick and block built store/shed with a door having inset glazed panels and lighting and power points are provided.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the mini island continue straight over and under the railway bridge into Sawley. Continue along Tamworth Road where Shaftesbury Avenue can be found as a turning on the right hand side. 8472AMMP

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

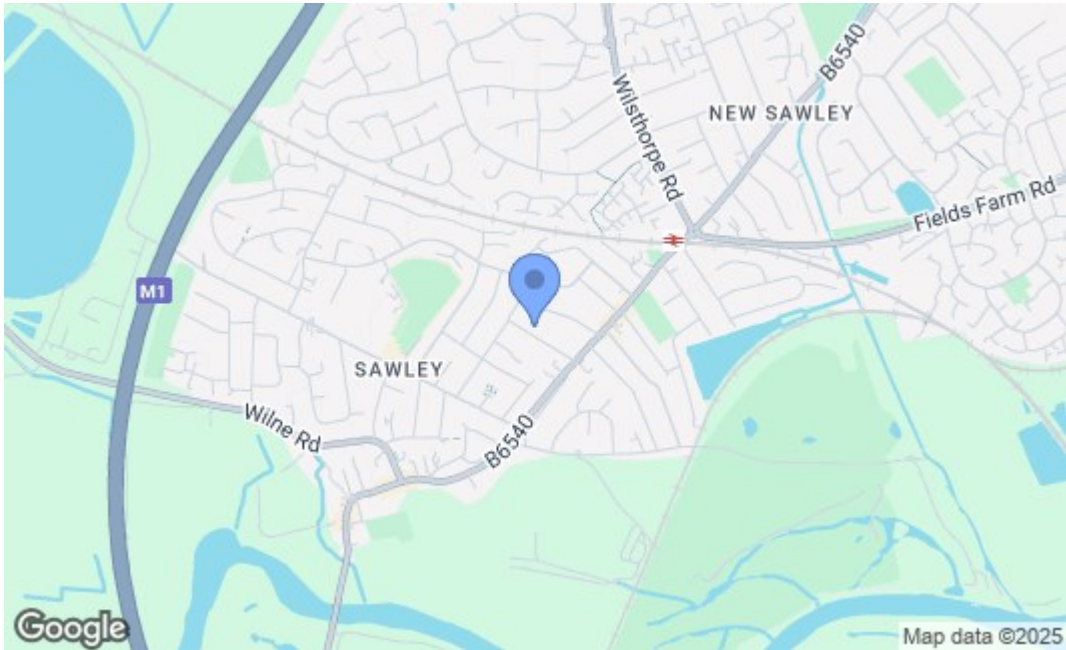
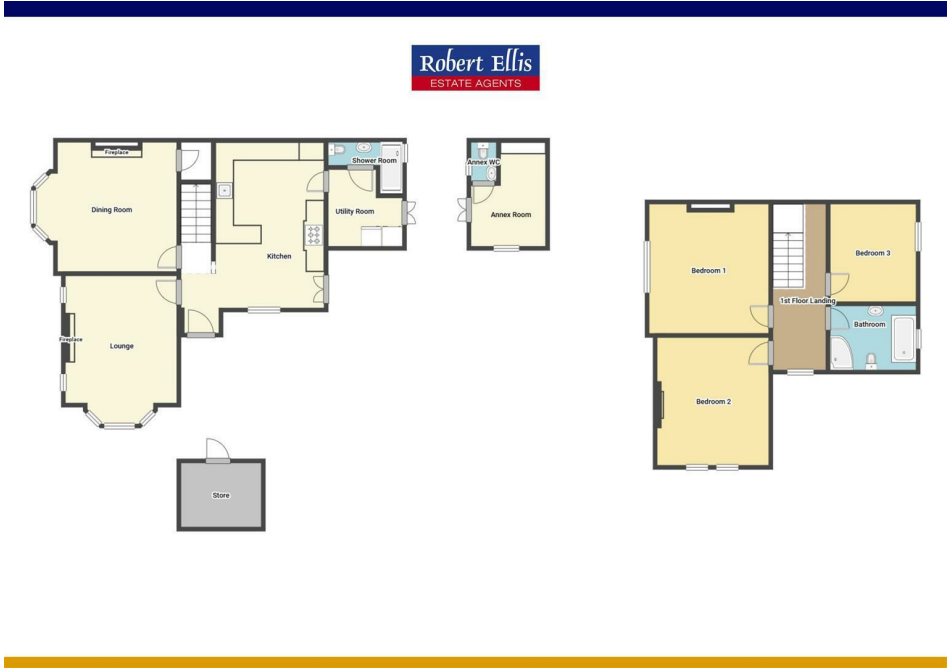
Flood Defenses – No

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.