

# Robert Ellis

*look no further...*



Reedman Road,  
Sawley, Nottingham  
NG10 3FD

**£325,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea





A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE WITH IDEAL OPEN PLAN KITCHEN DINER AND FAMILY ROOM WITH GARAGE, DRIVE AND GARDEN.

Located in the heart of Sawley on a quiet sought after road, this superb property has great transport links and is within walking distance of Trent Lock, Long Eaton train station, shops and great schools for all ages. Retaining many original features such as balustrade staircase and picture rails, the property offers a warm and cosy feeling and also benefits from a bay-fronted lounge. There is the added benefit of a driveway to the front with a brick built garage to the side with power and lighting. The property would suit a range of buyers from people looking to upsize with the second reception room which is open to the kitchen diner. Sawley is a sought after residential area with schools for younger children, a variety of shops and walks in the surrounding countryside. An internal viewing is highly recommended to appreciate all that is in offer!

The attractive property stands back from the road behind a walled front garden with established shrubs and driveway for two vehicles. Benefiting from gas central heating and double glazing, in brief the accommodation comprises of a traditional arched entrance porch with feature tiled floor, a light and spacious entrance hallway, lounge with a bay window to the front, family room to the rear which is open to the open-plan extended kitchen diner with picture windows overlooking the rear enclosed garden with a door opening to this. To the first floor there are three good size bedrooms and a recently fitted four piece suite family bathroom with feature freestanding bathtub. Outside the beautiful garden to the rear is fully enclosed with a brick built garage to the right hand side. The property must be viewed to be appreciated!

The property is within easy reach and in walking distance of the local shops provided by Sawley, while supermarkets can be found in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include Trent Lock Golf Club, walks in the adjoining countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton station which is literally just a few minutes walk from the house, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hallway

5'8 x 2'2 approx (1.73m x 0.66m approx)

Double glazed wood effect window to the front, laminate flooring, wall light, coving to the ceiling, double radiator, stairs to the first floor, doors to the lounge and family room.

### Lounge

11'3 x 12'8 approx (3.43m x 3.86m approx)

Double glazed wood effect bay window to the front, carpeted flooring, coving to the ceiling, ceiling rose, fireplace and surround with gas fire and double radiator.

### Family Room

11'9 x 11'9 approx (3.58m x 3.58m approx)

Carpeted flooring, coving to the ceiling, double radiator, ceiling light, ceiling rose, picture rail and open to:

### Kitchen Diner

18' x 16' approx (5.49m x 4.88m approx)

An extended L shaped kitchen diner with a double glazed door to the rear with inset glazed panel, double glazed windows to both sides and the rear, understairs storage cupboard with space for a tumble dryer, tiled flooring, ceiling light, modern black radiator, cream Shaker style wall, drawer and base units to two walls with a large breakfast bar with stools, laminate roll edged work surfaces, inset 1 1/2 bowl sink and drainer with swan neck mixer tap, black Neff cooker with a four ring hob and extractor hood above, space for a washing machine and dishwasher, space for a free standing fridge freezer, black gloss tiled splashbacks.

### First Floor Landing

6'8 x 7'3 approx (2.03m x 2.21m approx)

Double glazed wood effect window to the side, carpeted flooring, coving to the ceiling, ceiling rose, attractive balustrade and doors to:

### Bedroom 1

13'2 x 10'6 approx (4.01m x 3.20m approx)

Double glazed wood effect bay window to the front, carpeted flooring, coving to the ceiling, ceiling light and double radiator.

### Bedroom 2

11'9 x 10'7 approx (3.58m x 3.23m approx)

Double glazed wood effect window to the rear, carpeted flooring, double radiator, ceiling light and built-in storage cupboard.

### Bedroom 3

7'2 x 7'3 approx (2.18m x 2.21m approx)

Double glazed wood effect window to the front, wooden flooring, double radiator, ceiling light, coving to the ceiling and loft access hatch.

### Bathroom

7'9 x 9' approx (2.36m x 2.74m approx)

The recently re-fitted bathroom has a low flush w.c., pedestal wash hand basin with mixer tap, free standing bath with floor mounted tap and hand held shower attachment, enclosed shower cubicle with electric shower, modern black towel radiator, recessed LED ceiling spotlights, obscure double glazed wood effect window to the side, Karndean flooring and extractor fan.

### Outside

To the front of the property there is a dwarf brick wall and a drive for at least two vehicles, shrubs to the borders and an attractive tiled step to the front door.

The rear garden has a patio area leading to the block paved curved patio with lawn and established shrubs and plants to the borders. The garden is fully enclosed.

### Garage

Electric roller door to the front, light and power.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Reedman Road can then be found as a turning on the right hand side. 8606AMJG

### 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, Virgin

Broadband Speed - Standard 25mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

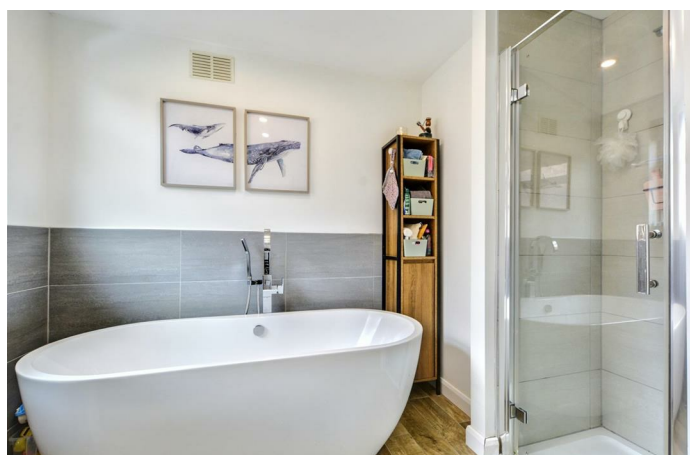
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



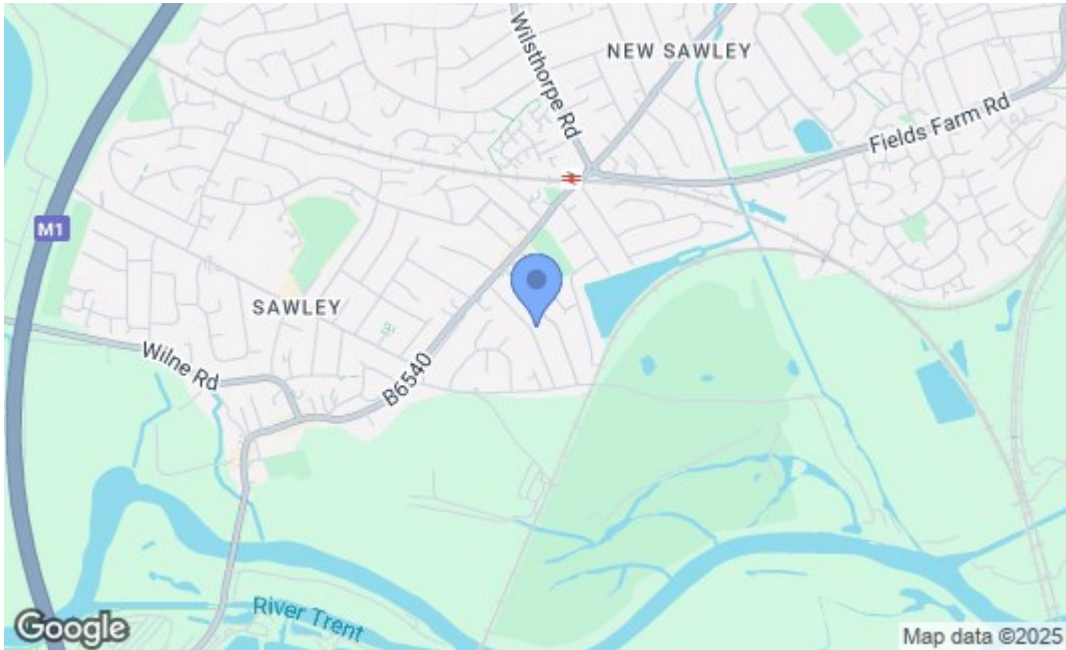


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, rooms, spaces and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency is given.  
Made with floorplan 3.0.0.0



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 <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		
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