

# Robert Ellis

*look no further...*



Elvaston Drive,  
Sawley, Nottingham  
NG10 3BQ

**£250,000 Freehold**

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@robertellisea



A SUPERB THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN THE HEART OF SAWLEY BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are delighted to bring to the market a property that is sat in a cul-de-sac location where properties don't tend to come for sale very often. The property has been well maintained and offers spacious accommodation throughout which will suit a growing family, parking for at least 3 cars. The property previously had planning permission for a wrap-around single storey extension, creating a large open plan kitchen diner. An early viewing is highly recommended to appreciate the space and accommodation that is on offer.

The property is constructed of brick to the external elevations under a tiled roof and derives the benefits of gas central heating and double glazing. In brief the accommodation comprises of a good size entrance hallway with doors to the dual-aspect lounge diner and kitchen, stairs to the first floor, the fully fitted kitchen overlooks the rear garden. From the lounge/diner there are doors opening onto the conservatory. To the first floor there are three good size bedrooms and the family bathroom. Outside to the front there is a good size block paved driveway providing off road parking for several vehicles and at the rear there is an attractive, enclosed garden which is well presented with decking, patio areas and artificial lawn. There is also a large garden room with lighting and power which could be used as a gym/office/bar!

Within easy walking distance are local shops and schools for younger children provided by Sawley whilst a short drive away are the amenities and facilities found in Long Eaton which include fantastic schools for older children, Asda, Tesco and Aldi stores along with numerous other retail outlets found in the town centre. Healthcare and sports facilities and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton station, East Midlands Airport and Parkway station and the A52 to Nottingham and Derby.



### Entrance Hall

12'5 x 5'7 approx (3.78m x 1.70m approx)

UPVC double glazed front door with inset opaque glazed panel and windows either side, vinyl flooring, coving, ceiling light, radiator, stairs to the first floor, understairs storage cupboard, doors to:

### Lounge/Diner

25'9 x 11'9 approx (7.85m x 3.58m approx)

UPVC double glazed window to the front and UPVC double glazed French doors into the conservatory, carpet in the lounge and vinyl in the dining room, coving, two ceiling lights, two double radiators, TV point, fireplace with space for an electric fire and beam above.

### Conservatory

13'8 x 9'3 approx (4.17m x 2.82m approx)

UPVC double glazed windows with a corrugated roof, tiled floor, ceiling fan light, underfloor heating and French doors to the side garden.

### Kitchen

8'8 x 11'6 approx (2.64m x 3.51m approx)

UPVC double glazed door to the rear with inset opaque glazed panel, UPVC double glazed window to the rear garden, vinyl flooring, coving, ceiling light and radiator. Wooden painted wall, base and drawer units with roll edged work surfaces over, tiled splashbacks, inset 1½ bowl stainless steel sink and drainer with mixer tap, space for a dishwasher and washing machine, spaces for an undercounter fridge and freezer, cooker and hob.

### First Floor Landing

7' x 8'5 approx (2.13m x 2.57m approx)

Obscure UPVC double glazed window to the side, carpeted flooring, ceiling light, radiator, coving, loft access hatch and doors to:

### Bedroom 1

11'5 x 10'6 approx (3.48m x 3.20m approx)

UPVC double glazed window to the front, laminate flooring, ceiling light, radiator and USB sockets.

### Bedroom 2

11'4 x 10'6 approx (3.45m x 3.20m approx)

UPVC double glazed window to the rear, laminate flooring, ceiling light, double radiator and USB sockets.

### Bedroom 3

9'2 x 6'10 (2.79m x 2.08m)

UPVC double glazed window to the front, laminate flooring, ceiling light, radiator and USB sockets.

### Bathroom

6'9 x 6'7 approx (2.06m x 2.01m approx)

The recently re-fitted bathroom has an obscure UPVC double

glazed window to the rear, tiled floor, recessed ceiling spotlights, unit housing the low flush w.c. and sink with storage below, shaver point, panelled P shaped bath with waterfall tap, electric shower over, glazed screen and extractor fan, chrome towel radiator.

### Outside

To the front there is a drive for several vehicles leading to the car port on the left of the property. The front garden has a lawn and planted beds.

To the rear of the property there is a patio leading to a decked area, ideal for al-fresco dining, artificial lawn for easy maintenance, large garden room and two further sheds behind, pebbled area. The garden is fully enclosed.

### Garden Room

17'4 x 10'9 approx (5.28m x 3.28m approx)

Wooden structure with power and light, doors and windows to the front.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Follow the road for some distance and turn right into Draycott Road, left into Shirley Street and left into Elvaston Drive where the property can be found on the right hand side.

8648AMJG

### 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, Virgin

Broadband Speed - Standard 20mbps Ultrafast 1800mbps

Phone Signal – EE, 02, 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		
(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		
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.