



Shirley Street,  
Sawley, Nottingham  
NG10 3BN

**£359,995 Freehold**





THIS IS A WELL PRESENTED, EXTENDED DETACHED PROPERTY LOCATED ON THIS POPULAR ROAD IN SAWLEY, AND WILL APPEAL TO A WHOLE RANGE OF BUYERS LOOKING TO PURCHASE A HOME IN THIS MOST DESIRABLE LOCATION WHICH IS READY TO MOVE STRAIGHT INTO.

A fantastic opportunity has arisen to purchase this stunning detached residence, offering a wonderful combination of space, style and location. Finished to a high standard throughout, this home is ready to move straight into and enjoy. The property has been extended to the first floor, creating an impressive master bedroom suite with ample room for a home office or dressing area. This is a property that really needs to be viewed internally to appreciate the size of the rooms on offer in addition to the finish that is presented throughout.

The ground floor offers bright and welcoming living spaces, including a stylish dining/living kitchen and comfortable lounge — ideal for both family life and entertaining guests whilst also offering the benefit of a ground floor w.c. The first floor boasts two wonderfully sized bedrooms with the rear bedroom benefitting from an extension, and a shower room separates the bedrooms off the landing. Outside, the property stands proudly with ample off-road parking to the front, while the low-maintenance rear garden provides a private and peaceful setting for relaxing or a great space to dine and enjoy the sun with family and friends.

Sawley is a very sought after area positioned between Nottingham and Derby and locally there are schools for younger children, a Co-op convenience store on Draycott Road with many more shopping facilities being found in Long Eaton where there are Asda and Tesco superstores. There are also schools for older children in Long Eaton, healthcare and sports facilities including the Trent Lock Golf Club, walks in the surrounding picturesque countryside and at Trent Lock, several local pubs and restaurants in both Sawley and at Trent Lock 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Reception Hall

Stylish composite front door with two inset leaded opaque glazed panels with roller blinds, quality laminate flooring which extends through into the living/dining kitchen, stairs with balustrade leading to the first floor, feature radiator and cornice to the wall and ceiling.

## Ground Floor w.c.

Having a white low flush w.c. with a concealed cistern and hand basin with mixer tap and cupboard below, opaque double glazed window, feature radiator and quality laminate flooring.

## Cloaks Cupboard

Walk-in cloaks cupboard which houses the remote control gas boiler and provides hanging and storage space and plumbing for a washing machine.

## Lounge/Sitting Room

20' x 11' to 10' approx (6.10m x 3.35m to 3.05m approx)

Double glazed window to the front with vertical blind, feature wall mounted flame effect electric fire, Virgin Media point, feature radiator, cornice to the wall and ceiling and TV point.

## Dining/Living Kitchen

20' x 10' approx (6.10m x 3.05m approx)

The exclusively fitted Wren kitchen has extensive ranges of wall and base cupboards and quality work surfaces and includes a quartz 1½ bowl sink with mixer tap set in a work surface which extends to four sides and includes a breakfast bar/seating area and also incorporates a four ring hob and below the work surface areas there is a integrated AEG dishwasher, drawers and cupboards, AEG double oven with cupboards above and below, range of matching eye level wall cupboards with hood over the cooking area, tiling to the walls by the work surface areas, quality laminate flooring, recessed spotlights to the ceiling, double glazed window with roller blind to the rear and double glazed French doors with vertical blinds leading out to the south-westerly facing rear garden, water feed for an American style fridge/freezer, Virgin Media point and a feature radiator.

## First Floor Landing

With doors to:

## Bedroom 1

20' x 10' approx (6.10m x 3.05m approx)

Double glazed window with vertical blind to the rear, feature double glazed window with roller blind to the rear, recessed spotlights and a radiator.

## Study/Dressing Area

This area has been created after undergoing the extension and has a feature UPVC double glazed window with roller blind to the rear, recessed spotlights and large storage cupboard over the stairs with light and power points.

## Bedroom 2

14' x 11' max approx (4.27m x 3.35m max approx)

Double glazed window to the front, access points each side to the insulated and boarded roof storage space and radiator.

## Shower Room

The shower room has a large walk-in shower with mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, low flush w.c. and hand basin with mixer tap and two drawers beneath, quality laminate flooring, large chrome ladder heated towel radiator, opaque glazed window with vertical blind and extractor fan.

## Outside

At the front of the property there is a block paved driveway and off the road parking for two cars in front of the property and the driveway extends down the left hand side of the house. There is a fenced garden with established beds to the right hand side.

At the rear of the property there is a path extending across the rear to a large patio area which is outside the French doors from the living/dining kitchen. The garden is kept private by having fencing to both side boundaries and hedging to the rear and there is a large shed positioned to the bottom left hand corner which has power and lighting and provides an excellent storage area. There is outside lighting, water supply and power points provided. There is a remotely operated awning by Hillarys Blinds at the rear which is available by separate negotiation.

## Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island proceed straight across and into Sawley. After some distance turn right into Draycott Road and Shirley Street can be found as a turning on the left hand side.  
8952CO

## Council Tax

Erewash Borough Council Band C

## Agents Notes

The property has planning permission granted for an additional room at the rear off the kitchen diner and to extend the front bedroom both sides to include an en-suite, further details can be obtained from the office or Erewash Borough Council web site.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 31mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding

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	70	76
(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.