



Clifford Close,  
Sawley, Nottingham  
NG10 3BT

**O/I/R £260,000 Freehold**





THIS IMMACULATE SEMI DETACHED HOUSE HAS BEEN UPDATED AND IMPROVED THROUGHOUT. THIS WOULD APPEAL TO BUYERS THAT ARE LOOKING FOR A PROPERTY THAT DOES NOT REQUIRE ANY WORK AND THEY CAN MOVE STRAIGHT IN.

Robert Ellis are excited to bring to the market this wonderful home and highly recommend viewings to appreciate the property and not to miss out on this great opportunity. The current owners have made numerous improvements including new double glazed windows throughout, new composite front door, new door to the external store., re plastered throughout, new skirting and architraves with internal Oak doors. The kitchen has been modernised and new integral appliances installed, new shower cubicle, new flooring throughout, updated electric sockets, switches and light fittings and new radiators.

There is an open storm porch to the front elevation with a composite entrance opening into the spacious entrance hall, there are stairs rising to the first floor and door access to the lounge diner and kitchen. The lounge diner is a great space with a large window overlooking the quiet cul de sac and patio doors leading to the conservatory. The modern fitted kitchen is well equipped with "smart" appliances and has plenty of storage space and overlooks the rear garden. The first floor landing provides access to the the two double sized bedrooms and large single bedroom. The shower room is modern fitted and has a cupboard housing the combination boiler. To the front of the property there is a laid to lawn area and driveway providing ample off road parking for approximately four cars and access to the single detached garage. The garage has a single up and over door, power, light and a personnel door. The rear garden has new turf and stylish patio, composite storage shed and benefits from being Westerly facing.

Sawley is a very popular area which has a number of local amenities and facilities including various shops along Tamworth Road, there are schools for younger children in Sawley while schools for older children can be found in Long Eaton where there are also large supermarkets including Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are various local pubs and restaurants in Sawley and at Trent Lock which is only a short distance away, sport facilities include Trent Lock Golf Club, walks in the nearby countryside and along the banks of the River Trent and as well as the Long Eaton station, the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via 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.



### Porch

Open storm porch to the front, composite entrance door with obscure light panels within and adjacent light panels either side leading into:

### Entrance Hallway

LVT herringbone flooring, radiator, solid oak stairs to the first floor, understairs storage cupboard housing the electric consumer unit, integrated shoe store under the stairs, doors to the kitchen and lounge/diner.

### Lounge Area

14'0" x 11'11" approx (4.27m x 3.64m approx)

UPVC double glazed window to the front, radiator, fireplace with timber surround having a marble insert and hearth, pebble effect gas fire (the gas fire has been disconnected). Open to:

### Dining Area

11'0" x 9'5" approx (3.36m x 2.88m approx)

UPVC double glazed sliding patio doors opening into the conservatory, radiator.

### Conservatory

9'2" x 9'1" approx (2.8m x 2.79m approx)

Brick and UPVC construction with a polycarbonate roof, French doors open to the rear, power points.

### Kitchen

10'10" x 8'2" approx (3.32m x 2.51m approx)

UPVC double glazed window to the rear, UPVC panel and double glazed door to the side, UPVC double glazed window to the side, with a range of Shaker style wall, base and drawer units with under cabinet lighting, wood effect laminate work surface over with tiled splashbacks, composite 1½ bowl sink and drainer with chrome mixer tap, integrated smart Bosch single electric oven, integrated smart Bosch induction hob with a Neff extractor over, ceiling spotlights, storage cupboard and wood effect laminate flooring.

### First Floor Landing

UPVC double glazed window to the side, access hatch to the insulated loft space and doors to:

### Bedroom 1

11'3" x 10'8" approx (3.44m x 3.27m approx)

UPVC double glazed window to the rear, radiator.

### Bedroom 2

10'8" x 11'0" approx (3.27m x 3.36m approx)

UPVC double glazed window to the front, radiator.

### Bedroom 3

7'1" x 7'0" approx (2.18m x 2.14m approx)

UPVC double glazed window to the front, radiator.

### Shower Room

6'7" x 7'1" approx (2.01m x 2.18m approx)

Obscure UPVC double glazed window to the rear, aqua boarding to the walls, ceiling spotlights, shower cubicle with chrome shower having a rainwater shower head and hand held shower, vanity wash hand basin with chrome mixer tap, concealed w.c. chrome heated towel rail, tiled walls and floor, airing/storage cupboard housing the boiler.

### Outside

To the front of the property there is a lawned garden with a substantial tarmac driveway providing off road parking for up to 4 vehicles, there is access to the garage and there is external lighting and an electric socket.

The rear garden is west facing, there is a lawned garden with large porcelain patio tiles, outside tap, external lighting, wooden fence to the boundaries. Composite storage shed.

### Garage

19'10" x 8'1" approx (6.06m x 2.48m approx)

Single detached garage of concrete construction with an up and over door, power and light and side personal door.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. After some distance turn right into Draycott Road, left into Ladylea Road and left onto Clifford Road where the property can be found on the left as identified by our for sale board.

9009MH

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

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		86
(81-91) B		
(69-80) C	73	
(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.