



Turner Road,
Sawley, Nottingham
NG10 3GP

£240,000 Freehold



THIS SEMI DETACHED HOME OFFERING SPACIOUS AND WELL PROPORTIONED ACCOMMODATION CLOSE TO ALL THE AMENITIES AND FACILITIES IN THE THE SOUGHT AFTER AREA OF SAWLEY

Robert Ellis are delighted to bring to the market an well proportioned three bedroom semi detached home in a quiet cul-de-sac being sold with NO UPWARD CHAIN! Offering spacious accommodation the property benefits from a large reception room which is perfect for a family. The large block-paved driveway offers ample parking for 3 cars with a private enclosed garden to the rear. A particular feature of this property is having an large kitchen with French doors onto a raised patio area, perfect for al-fresco dining. A viewing is a must to fully appreciate all that this property has to offer.

The property benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall, lounge dining room with patio doors to the garden, kitchen with integrated appliances and ideal for a breakfast area and again doors onto the garden. To the first floor there are three good size bedrooms, the master with built-in wardrobes and a three piece bathroom suite. Outside there is off the road parking for 2/3 cars and to the rear, as previously mentioned, there is a privately enclosed rear garden.

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.

The property is within easy reach of the local shops which includes a Co-op store on Tamworth Road and various other shops, there are excellent infant and primary schools within walking distance of the house with senior schools only being a few minutes away, there are several local pubs and restaurants in Sawley and at Trent Lock, there are walks in the surrounding countryside and along the banks of the River Trent and transport facilities include Long Eaton station, 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.



Entrance Hallway

6' x 14'6 approx (1.83m x 4.42m approx)

UPVC double glazed door to the front with inset glass and windows either side, ceiling light, laminate flooring leading through to kitchen and lounge diner, radiator, under stairs storage area.

Breakfast Kitchen

15'6 x 8' approx (4.72m x 2.44m approx)

UPVC double glazed sliding door to the rear garden and UPVC back door to the side and UPVC double glazed window to the side. Ceiling spotlights, radiator, laminate flooring, cream shaker style wall and base units with space for a breakfast table, a range cooker with modern extractor hood, space for washing machine, space for dishwasher or tumble drier, space for tall standing radiator, under stairs cupboard which could be used as a pantry.

Lounge Diner

10'9 x 24' approx (3.28m x 7.32m approx)

Bay front UPVC window to the front, UPVC double glazed sliding doors to the rear garden, ceiling lights, laminate flooring, radiator, gas fireplace with a feature hatch to the kitchen.

First Floor Landing

UPVC double glazed window to the side, wall lights, carpeted flooring, storage cupboard and access to the loft by loft hatch.

Bedroom 1

10'9 x 11'4 approx (3.28m x 3.45m approx)

UPVC double glazed window to the front, ceiling light, radiator, carpeted flooring, in-built sliding wardrobes

Bedroom 2

8' x 12'6 approx (2.44m x 3.81m approx)

UPVC double glazed window to the rear, ceiling light, carpeted flooring, radiator

Bedroom 3

10'8 x 8'9 approx (3.25m x 2.67m approx)

UPVC double glazed window to the rear, ceiling light, radiator, carpeted flooring and in-built sliding wardrobe

Bathroom

6' x 8'4 approx (1.83m x 2.54m approx)

UPVC double glazed patterned window to the front, ceiling spotlights, lino flooring, towel radiator, WC, freestanding sink, bath with electric shower over head.

Outside

To the front there is a block paved drive for 2 cars. The rear garden can be accessed to the side via a fenced gate and there is a paved patio area with large shed to the side. Down some steps you will find an area laid to lawn with established shrub border with a blossom tree.

Directions

The property is best approached by leaving Long Eaton along Tamworth Road, passing under the railway bridge and turning second left into Mikado Road. Turner Road is found as a turning on the right hand side.

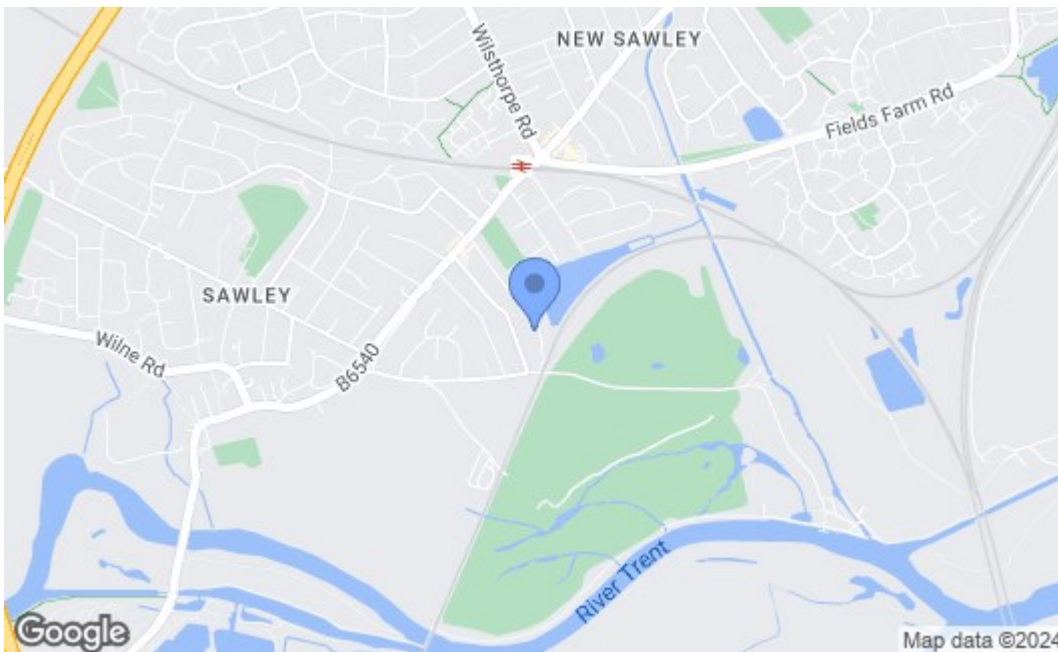
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Council Tax

Council Tax Band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(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 (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.