



Sawmand Close
Long Eaton Nottingham

Sawmand Close Long Eaton Nottingham NG10 3PX

for sale
£230,000



Property Description

A well presented much improved two bedroom semi detached home situated on a corner plot with off road parking to the side and generous enclosed private garden. The property has been modernised with the removal of stud walls to the ground floor to provide a spacious open plan kitchen, dining and living areas with quality LVT herringbone flooring throughout the ground floor and doors off to the rear garden. Having a gas fired central heating system, UPVC double glazing. The accommodation briefly comprises of open plan ground floor living, two bedrooms, shower room and generous rear garden with off road parking to the side.

Entrance Hallway

Having a front UPVC double glazed entrance door with inset opaque panel leading to entrance hall area with central heating radiator with decorative cover over, staircase off to the first floor with fitted carpet runner.

The stunning open plan ground floor area offers open plan kitchen, dining and living areas having quality LVT herringbone flooring throughout the ground floor.

Kitchen And Dining Area

Having a recently refitted high quality Wren kitchen with matching base and full height units, the base units provide a peninsular island with breakfast seating, integrated appliances comprising Bosch electric fan assisted oven, Bosch induction hob, extractor hood over with light, single drainer sink unit with extendable mixer tap over, plumbing and space for automatic washing machine, integrated fridge freezer, integrated dishwasher, pullout corner carousel unit.

Living Area

Having a feature fireplace with coal effect gas fire sitting on a solid marble hearth and matching surround, double glazed sliding patio

doors giving access and aspect to the rear garden with fitted blinds, inset spotlights to the ceiling, feature panelling across the television wall, useful understairs store with coat hanging hooks, central heating radiator.

First Floor Landing

Having open spindle balustrade, loft access to a partially boarded loft with light, central heating radiator, carpeted flooring,

Bedroom One

Having UPVC double glazed window to the front elevation with fitted window blind, central heating radiator, carpeted flooring, useful over stairs store with hanging rail and shelving for ease of storage.

Bedroom Two

Having UPVC double glazed window to the rear elevation, central heating radiator, range of open fronted wardrobes offering a well designed clothes storage system with hanging rails, trouser hangers, shoe rack and shelving, carpeted flooring.

Shower Room

Being recently refitted comprising of a double width shower cubicle with chrome mains shower and rain head with separate shower attachment, fully tiled with feature border tiles, quality vinyl flooring, UPVC double glazed opaque window to the front elevation, wash hand basin fitted to vanity unit with drawer storage beneath and chrome mixer tap over, low level wc with concealed plumbing, wall mounted chrome heated towel rail, feature fitted light to the ceiling with built in extractor fan.

Outside

The property is situated on a good corner plot in a lovely cul-de-sac location having front

lawn, paved path leading to the front door area with covered storm porch, fitted key safe. To the side is a tarmac driveway providing tandem parking for two or three smaller cars, outside tap.

The rear garden is fenced with side pedestrian gate giving access to the garden off the side driveway, being particularly private fully enclosed with boundary fencing, paved patio to the rear of the garden, security lighting, outside power socket, shaped lawn flanked with borders, timber shed to be included in the sale price, paved pathway leading around the rear of the garden to the side of the neighbours garage providing useful storage space, the plot itself being on the corner provides potential for extension subject to planning permission.

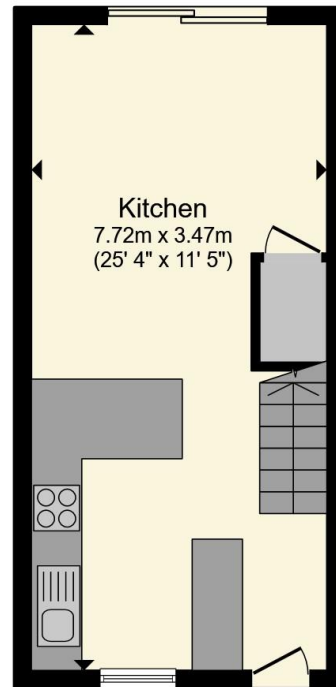
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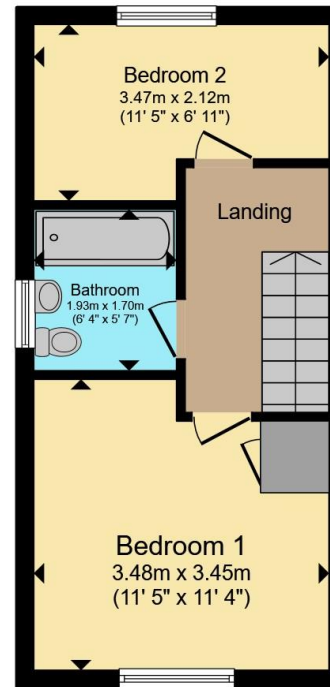








Ground Floor



First Floor

Total floor area 54.4 m² (585 sq.ft.) approx

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T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL206119 - 0009

Tenure:Freehold EPC Rating: D

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