



Roosevelt Avenue
Sawley, Nottingham NG10 3GE

AN EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE.

Offers Over £235,000 Freehold



Situated towards the Triangle Pond end of Roosevelt Avenue can be found this extended three bedroom semi detached house.

This property enjoys a fantastic flow of space downstairs, great for socialising and entertaining, as well as for busy family needs. The front door opens to a generous living room and an inner lobby connects this to an open plan family dining kitchen, the kitchen area with a comprehensive range of units and built-in appliances including a five ring gas hob (great for budding chefs). The kitchen area opens through to a family/dining area with partial vaulted ceiling with near full height picture window and door opening to a covered decked area (great for alfresco dining and BBQing in the Summer months).

Having the benefit of three bedrooms and bathroom to the first floor, other features include gas fired central heating served from a combination boiler and double glazed windows throughout.

To the outside, there is a forecourt providing off-street parking with a shared gated driveway leading to a single garage. The property enjoys a good size rear garden which is South-West facing with two seating areas and central section laid to lawn.

Situated near the end of Roosevelt Avenue within the suburban village of Sawley, close to Long Eaton. This property is well positioned to enjoy the facilities in Sawley, including an easy stroll to Long Eaton train station with direct access to London St. Pancras, as well as more locally Beeston, Nottingham and Derby. Sawley has a good range of local amenities, including nearby shops with the larger town of Long Eaton on the doorstep offering a full range of supermarkets and amenities. For those looking to commute by road, the A50 and A52 are within easy reach, as are Junctions 24 and 25 of the M1 motorway. Also within walking distance is a regular bus service, including the Skylink to East Midlands Airport.

We believe this property is ideal for first time buyers, as well as young families. An internal viewing is highly recommended.



LIVING ROOM

15'1" x 14'4" (4.6 x 4.37)

A large, welcoming living room with a contemporary wall mounted flame effect gas fire, radiator, double glazed window and front entrance door. additional double glazed window to the side. Understairs store cupboard housing the gas combination boiler (for central heating and hot water). Door from living room to inner hallway.

INNER HALLWAY

Stairs leading to the first floor and door leading to the open plan dining kitchen.

OPEN PLAN DINING KITCHEN

17'9" reducing to 7'11" x 14'4" reducing to 8'0" (5.42 reducing to 2.43 x 4.37 reducing to 2.44)

The kitchen area comprises a range of fitted wall, base and drawer units with contrasting roll edge work surfacing and inset one and a half bowl stainless sink unit with single drainer. Built-in electric oven, five ring gas hob with extractor hood over. Integrated dishwash, plumbing and space for washing machine, further appliance space. The dining/sitting area has partially vaulted ceiling, feature radiator, double glazed door to the side and full height double glazed window and further door leads to the sun terrace.

FIRST FLOOR LANDING

Wood spindle balustrade, hatch and ladder to a mostly boarded loft, radiator, double glazed window.

BEDROOM ONE

12'4" x 9'2" (3.76 x 2.80)

Radiator, double glazed window to the front.

BEDROOM TWO

14'0" x 4'9" increasing to 5'10" (4.28 x 1.47 increasing to 1.80)

Radiator, double glazed window to the rear.

BEDROOM THREE

7'11" x 8'1" (2.43 x 2.47)

Radiator, double glazed window to the rear.

BATHROOM

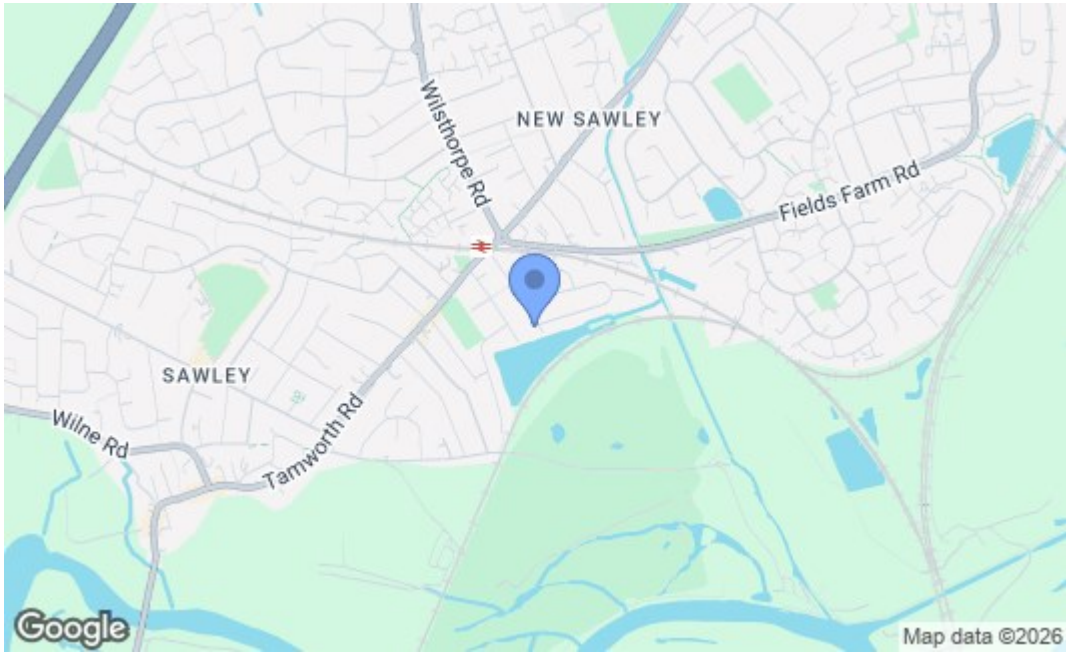
12'5" x 4'9" (3.81 x 1.47)

Three piece suite comprising pedestal wash hand basin, low flush WC, tiled-in bath with thermostatically controlled shower over. Heated towel rail, double glazed window.

OUTSIDE

The property is set back from the road with off-street parking and shared gated driveway leading to a single garage. The rear garden is a generous size with feature sun terrace beyond the rear elevation. There is a central area of garden laid to lawn flanked with railway sleeper, ornamental pebble beds and at the foot of the plot is a further seating area finishes with paving and offers a private space for outdoor entertaining.





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 ₂) 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.