



Score	Energy rating	Current	Potential
92+	A	86 B	90 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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WALLACE · JONES
 ESTATE AGENTS, VALUERS AND AUCTIONEERS

62 Grosvenor Avenue, Sawley, NOTTINGHAM, NG10 3FQ

Asking Price Of £283,000



Three bedroom semi-detached house located in Sawley, Nottingham

A beautifully presented three bedroom semi detached house located in the popular residential area of Sawley. This home offers 'smart' living with fully wired Alexa throughout, operating heating and lights. Along with fully owned solar panels, large sun room and summer house.

Property Description

Immaculately presented and maintained throughout this 'smart' home is one of a kind. Having fully Alexa operated functions throughout allowing easy living, this home also benefits from fully owned solar panels, underfloor heating, loft room and summerhouse.

This family home has been extremely well kept and attention to detail throughout doesn't go a miss, the owners are extremely proud on what there is to offer and a viewing would benefit to appreciate this. This family home accommodates space within areas not all would have, having a fully usable loft space (currently used as a home office), a large sun room accommodating further seating area and storage and would even provide a small office space, should you wish. The outside summer house provides further space with fully electric heating and lighting and could be used for a number of different things. This modern home also offers a one year old fully fitted kitchen with all mod cons, underfloor heating in the bathroom, fully hard wired CCTV and fire alarm. Having the added benefit of the solar panels, this energy efficient home meets an EPC rating of a high B, therefore contributing to lower bills.

It sits conveniently on Grosvenor Avenue with off street parking and easy access to Sawley playing fields, medical centre and junior school. There is a Co-op convenience store situated on Draycott Road and more shops found on Tamworth Road in Sawley, with Long Eaton only being a short drive away where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets. There are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes Trent Lock Golf Club, walks in the surrounding open countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton train station providing intercity links to London, East Midlands Airport which can be reached via the Skylink bus, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



HALL: Double glazed uPVC stained glass composite door to the front, and window to the side, bamboo hardwood flooring, radiator, stairs to first floor, Alexa control panel. Understairs storage area with fireproof door which houses plumbing for the washing machine, equipped with the solar panel batteries, alarm and Ideal boiler.

LIVING ROOM: 11' 3" x 14' 9" (3.45m x 4.51m) Double glazed uPVC bay window to the front, carpet, TV point, ceiling and wall lights, electric fire with smoke effect mist.

KITCHEN: 11' 3" x 7' 10" (3.45m x 2.40m) Newley fitted kitchen including over and under counter storage units, electric double oven with integrated air fryer, electric hob and integrated electric extractor fan, integrated fridge and freezer, dishwasher, tiled flooring and splashbacks, spotlights, sink with drainer and tap.

SUNROOM: 13' 3" x 9' 9" (4.05m x 2.98m) Double glazed uPVC French doors and windows to rear garden and door to side entrance. Bamboo hard wood flooring, radiator, TV points, space for seating area or table, further space for free standing fridge/freezer, or could be used for a small office space for desk, further cupboard storage.

BATHROOM: 6' 2" x 7' 10" (1.88m x 2.40m) Double glazed uPVC window to the side, fitted suite including Hydro bath and shower, electric underfloor heating, tiled floor and floor to ceiling tiles, WC, hand washbasin, towel radiator, ceiling spotlights, extractor fan.

BEDROOM ONE: 12' 11" x 9' 8" (3.94m x 2.96m) Double glazed uPVC window to the front, carpet radiator, built in fitted wardrobes, over the stairs WC with modern sink bowl.

BEDROOM TWO: 9' 8" x 13' 1" (2.95m x 3.99m) Double glazed uPVC window to the rear, radiator and carpet.

BEDROOM THREE: 7' 11" x 9' 5" (2.43m x 2.88m) Double glazed uPVC window to the rear, carpet and radiator.

LOFT ROOM: 13' 10" x 9' 7" (4.23m x 2.94m) Double glazed Velux window, eaves storage, electric points, radiators, hardwired CCTV, ceiling spotlights, drop down loft ladder.

SUMMER HOUSE: 9' 2" x 9' 3" (2.80m x 2.82m) With electrics and heating, laminate flooring, TV point.

OUTSIDE: To the front of the property is a Pattern Imprinted Concrete driveway which leads to the front and side access through wooden gate. Side access also accesses the shed, door to side of the property and electric car charging point which is a model that will use the solar panels, the grid or a combination of both. The rear enclosed, well established and maintained garden is considered low maintenance offering a good size decking seating area along with pergola, useable cooking/BBQ area, artificial grass, resin, further decking area to the summer house, mature shrubs and bushes, water features and boarded sleepers. Electric points are located in areas of the garden which provide handy when entertaining and relaxing.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

