



Baslow Close,  
Sawley, Nottingham  
NG10 3ES

**Price Guide £240-250,000**  
**Freehold**



A VERY SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE SAT ON A LARGE CORNER PLOT, BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are delighted to bring to the market this spacious semi-detached property sat in a quiet cul-de-sac, which has three bedrooms but has the potential to extend at the side or rear, subject to obtaining the necessary permissions. The property also has the benefit of being sold with no upward chain! Sawley is a most sought after area and has a host of amenities and facilities with a variety of local shops and schools for younger children and being positioned close to excellent transport links has become an extremely popular place for people to live. We strongly recommend that all interested parties take a full inspection so they are able to see the extent of the accommodation and size of the generous garden on offer.

The property is constructed of brick to the external elevation all under a tiled roof and briefly comprises entrance hall, lounge, kitchen diner and conservatory. To the first floor there are three bedrooms and family bathroom. Outside to the front there is ample OFF THE ROAD PARKING and a large rear garden on a corner plot.

Being located in Sawley the property is close to many amenities and facilities which include schools for younger children and the local shops including a Co-op store on Draycott Road. All the amenities provided by Long Eaton which include the Asda and Tesco superstores and numerous other retail outlets are only a short distance away as are schools for older children, there are local healthcare facilities, walks in the surrounding picturesque countryside and at Sawley Marina and 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.



### Hallway

5'8 x 9'8 approx (1.73m x 2.95m approx)

UPVC front door with inset obscure glazed panels, ceiling light, carpeted flooring, dado rail, built-in storage cupboard, stairs to the first floor and doors to:

### Lounge

13'3 x 11'3 approx (4.04m x 3.43m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, TV point and gas fire with brick surround and coving to the ceiling.

### Kitchen Diner

20'3 x 11'2 approx (6.17m x 3.40m approx)

UPVC double glazed door with inset obscure glazed panel to the side, UPVC French doors to the conservatory and UPVC double glazed window to the rear, carpeted, two ceiling lights, radiator, range of wall and base units with black roll edged work surfaces, cream brick splashback tiles, stainless steel fronted power points, Neff four ring induction hob and extractor hood over, built-in cooker, integrated dishwasher and space for a washing machine and free standing fridge freezer, built-in corner unit and coving to the ceiling. Understairs cupboard/pantry with window to the side.

### Conservatory

12'9 x 10'9 approx (3.89m x 3.28m approx)

UPVC double glazed windows surrounding, UPVC double glazed French doors to the side leading out to the garden, polycarbonate roof and tiled flooring with underfloor heating.

### First Floor Landing

8'8 x 6'8 approx (2.64m x 2.03m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, access to the loft via a pull down ladder, built-in storage cupboard and wooden banister.

### Bedroom 1

10'5 x 11'8 approx (3.18m x 3.56m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator, built-in modern grey wardrobes and additional storage shelves.

### Bedroom 2

10'8 x 8'7 approx (3.25m x 2.62m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, built-in wooden sliding wardrobes and a storage cupboard.

### Bedroom 3

8'7 x 8'1 approx (2.62m x 2.46m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, coving to the ceiling and ceiling light.

### Bathroom

7'8 x 6'2 approx (2.34m x 1.88m approx)

Two obscure UPVC double glazed windows to the rear, laminate flooring, ceiling light, chrome heated towel radiator, bath with mains fed shower over, vanity unit housing the low flush w.c. and sink with storage cupboard below.

### Outside

To the front of the property there is a large concrete shared drive for at least four vehicles and front lawn with established shrubs and access to the gardens via the right hand side behind a metal gate. The rear garden is a large corner plot with shed, greenhouse, enclosed with fencing, the garden is low maintenance with many established beds, paved slabs with patio areas.

### Directions

Proceed out of Long Eaton along Tamworth Road and continue over the traffic island and into Sawley. Take the second turning on the right into Victoria Street, left onto Wilmot Street, right onto Rowsley Avenue and right onto Baslow Close.

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### Council Tax

Erewash Borough Council Band B



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.