



Wilmot Street,  
Sawley, Nottingham  
NG10 3EL

**O/I/R £255,000 Freehold**



A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE WHICH IS POSITIONED ON A LARGE PLOT WITH A DETACHED GARAGE AND GARDENS TO THREE SIDES.

Being situated at the end of Wilmot Street, this three bedroom semi detached home is ready for immediate occupation and over the years has been well appointed throughout, as people will see when they take an internal inspection. The property stands on a large plot and we believe there might be the potential to create a building plot to the left hand side of the house, but this is something a new owner would have to investigate after they have purchased the property. The property is being sold with NO UPWARD CHAIN and with little, if any work, is ready for a new owner to take immediate occupation. The house is well positioned for the local amenities and facilities provided by Sawley which includes the Co-op convenience store on Draycott Road and schools for younger children, with Long Eaton also being within easy reach where there are many more amenities and facilities provided.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well maintained accommodation derives the benefits of having gas central heating and double glazing. Being entered through an enclosed porch, the accommodation includes a reception hall which has tiled flooring that extends into the lounge which has a feature fireplace and window to the front and the large dining kitchen is well fitted in the kitchen area with extensive ranges of wall and base units and also includes several integral appliances. From the dining/sitting room of this large open plan living space there are patio doors leading into the conservatory which in turn connects to the private rear garden. To the first floor the landing leads to the three bedrooms, all of which have ranges of built-in wardrobes and the fully tiled shower room which includes a mains flow shower system in the corner shower unit. Outside there is a brick detached garage positioned to the rear of the house, a block paved driveway which extends through double wooden gates at the side to a large block paved parking area next to the house and there are lawned gardens to the front and rear of the property.

The property is well placed for easy access to the local amenities and facilities provided by Sawley and the surrounding area with there being a Co-op store on Draycott Road and further shopping facilities found on Tamworth Road, there are schools for younger children with many more shops and schools for older children being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the nearby open countryside and along the banks of the River Trent 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Enclosed porch having a half opaque double glazed leaded door to the front with a double glazed side panel, tiled flooring and a UPVC door with an inset opaque glazed panel and matching side panel leading to:

### Reception Hall

Stairs with a feature glazed balustrade leading to the first floor with a cupboard under, the electricity meter and electric consumer unit are housed in a fitted cupboard, tiled flooring which extends through into the lounge/sitting room and panelled doors leading to:

### Lounge/Sitting Room

14'3 x 13'4 approx (4.34m x 4.06m approx)

Double glazed leaded window to the front, coal effect gas fire (not tested) set in a stone surround with plinths to either side and a Cornish slate tiled hearth, two wall lights, tiled flooring and a radiator.

### Dining Kitchen

19'7 x 14'9 approx (5.97m x 4.50m approx)

The kitchen is fitted with dark wood grain effect units with brushed stainless steel fittings and Corian style work surfaces and includes a 2½ bowl sink with a mixer tap and a five ring gas hob set in a work surface which extends to three sides with a central island work surface to the open plan living space with an integrated fridge, cupboards, space for a freezer and an automatic washing machine, a Neff integrated dishwasher and drawers below, Neff double oven with cupboards above and below, upright Hoover storage cupboard, eye level microwave oven, matching eye level wall cupboards with lighting under, hood to the cooking area, tiling to the walls by the work surface areas and below the central island/work surface there are further cupboards and drawers on the dining side of this room.

In the dining/sitting area there is a coal effect gas fire (not tested) set in an Adam style surround with an inset and hearth, radiator, sliding patio doors with fitted blinds leading into the conservatory and laminate flooring.

### Conservatory

11'4 x 8'8 approx (3.45m x 2.64m approx)

Double glazed sliding patio doors leading to the rear garden, double glazed windows with fitted blinds to the rear and sides, polycarbonate vaulted roof, tiled flooring and a radiator.

### First Floor Landing

Having a double glazed leaded window to the side, the feature glazed balustrade continues from the stairs onto the landing, hatch to loft and a built-in storage cupboard.

### Bedroom 1

10'7 x 11'3 to 10'6 approx (3.23m x 3.43m to 3.20m approx)

Double glazed window with fitted blind to the front, radiator, range of drawers to one wall and wardrobes to either side of the bed position with cupboards over.

### Bedroom 2

11'3 x 10'4 approx (3.43m x 3.15m approx)

Double glazed window with fitted blind to the rear, radiator, dado rail to the walls and two double fitted wardrobes with central dressing table and cupboards over.

### Bedroom 3

7'9 x 6'7 plus wardrobes approx (2.36m x 2.01m plus wardrobes approx)

Double glazed leaded window to the front, range of quality built-in wardrobes providing hanging space and shelving, radiator and a storage unit at the head of the bed position.

### Shower Room

The shower room is fully tiled and has a corner shower with a mains flow shower system, tiling to two walls and a curved glazed door with protective screens, hand basin set on a surface with cupboards and drawers below, low flush w.c. with a concealed cistern, two opaque double glazed windows, chrome ladder towel radiator and an electric shaver point.

### Outside

At the front of the property there is a block paved driveway with a path leading to the front door and there are gates leading to the drive/car standing area at the side of the house. There are lawns to either side of the driveway with borders to the sides and there is fencing to the front and side boundaries.

The rear garden has a slabbed area at the rear and side of the conservatory, a lawn with borders and fencing to the side and rear boundaries. There is a large block paved driveway to the side of the house which provides off road parking for a number of vehicles and provides access to the garage, there is storage space at the side of the garage and an outside tap and an external light is provided.

### Garage

18'3 x 9'8 approx (5.56m x 2.95m approx)

A brick built garage having a pitched tiled roof with double doors to the front, two windows to the side and power and lighting is provided in the garage.

### Agents Notes

We believe that due to the size of the plot there may be the potential to create a building plot on the land at the side of the house. We have not investigated this possibility, but it may be something a new owner would like to consider in the future.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right into Victoria Street and left into Wilmot Street and the property can be found as identified by our for sale board on the right hand side.  
8090AMMP

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps, Superfast 80mbps, Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – Low, surface water very low

Flood Defenses – No

Non-Standard Construction – No

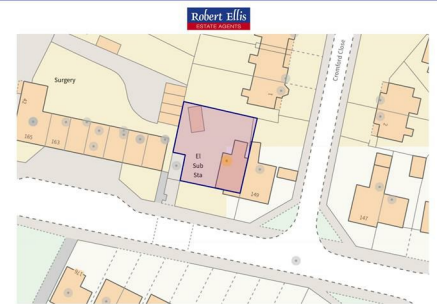
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(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.