



Draycott Road,  
Sawley, Nottingham  
NG10 3BX

**O/O £270,000 Freehold**



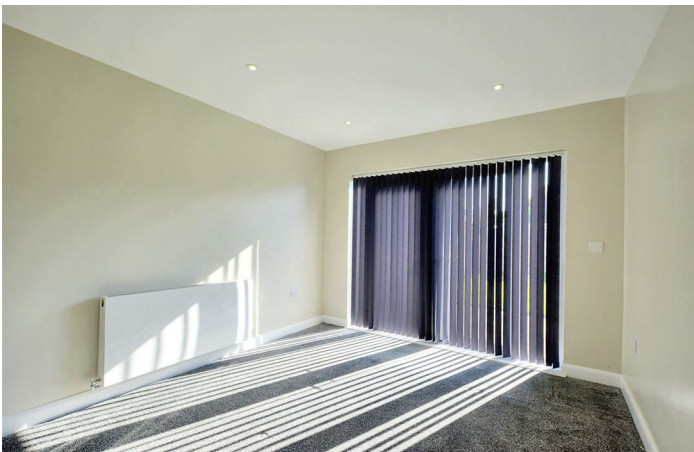


A TWO BEDROOM DETACHED BUNGALOW OFFERING WELL PRESENTED ACCOMMODATION AND AVAILABLE WITH NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this beautifully presented detached bungalow. Situated on Draycott Road, this bungalow has been recently renovated throughout and is ideal for anyone looking to move straight into a property. The property is positioned in a great spot, is conveniently located for local shops and amenities as well as local bus routes and has a great sized frontage with ample off road parking accessed via gates and arrives to the market offering no onward chain.

The property is double glazed throughout and has been renovated recently to a great standard and in brief the accommodation comprises of an entrance into the modern kitchen with an integrated double oven, hob and extractor. The inner hallway provides access to the lounge which stretches in excess of 17ft, two double bedrooms which both offer French doors into the garden, a modern three piece bathroom with tiled walls and electric under floor heating. There is a good sized rear garden and a good amount of off parking.

The property is within easy reach of the local shops which includes a Co-op store on Draycott Road and various other shops on Tamworth Road, there are excellent schools, if required, walking distance of the house with senior schools only being a few minutes away, there are several local pubs and restaurants in Sawley and at Trent Lock, walks in the surrounding countryside and along the banks of the River Trent and transport facilities include Long Eaton station, junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Kitchen

14'11" x 8'7" approx (4.55m x 2.62m approx)

Double glazed side entrance door, double glazed window to the side, matching wall and base units with work surfaces over, inset sink and drainer, space for a fridge freezer, integrated double oven, plumbing for a washing machine, electric oven, four ring gas hob, extractor hood over, tiled flooring with electric under floor heating, cupboard housing the boiler and door to:

## Inner Hall

Access hatch to the insulated (in excess of 300mm) and partly boarded loft space and doors to the two bedrooms, bathroom and lounge.

## Lounge

17'1" x 10'4" max approx (5.21m x 3.15m max approx)

Double glazed window to the front, radiator, spotlights to the ceiling and plasma effect electric fire.

## Bedroom 1

12'4" x 10'4" approx (3.76m x 3.15m approx)

French doors to the rear garden, spotlights to the ceiling and a radiator.

## Bedroom 2

8'6" x 7'10" approx (2.59m x 2.39m approx)

French doors to the rear garden, radiator and spotlights to the ceiling.

## Bathroom

Double glazed window to the side, panelled bath with shower over and mixer tap, pedestal wash hand basin, low flush w.c., extractor fan, part tiled walls and tiled flooring.

## Outside

To the front of the property there is a lawned garden with a driveway accessed through double gates and fencing to the boundaries. The driveway continues through gates and down the side to the rear where there is a garden laid mainly to lawn with panelled fencing to the boundaries, patio and a shed.

## Directions

Proceed out of Long Eaton along Tamworth Road and at

the traffic island continue straight over and into Sawley. Continue for some distance and turn right onto Draycott Road and the property can be found as identified by our for sale board.

8205AMCO

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 30mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

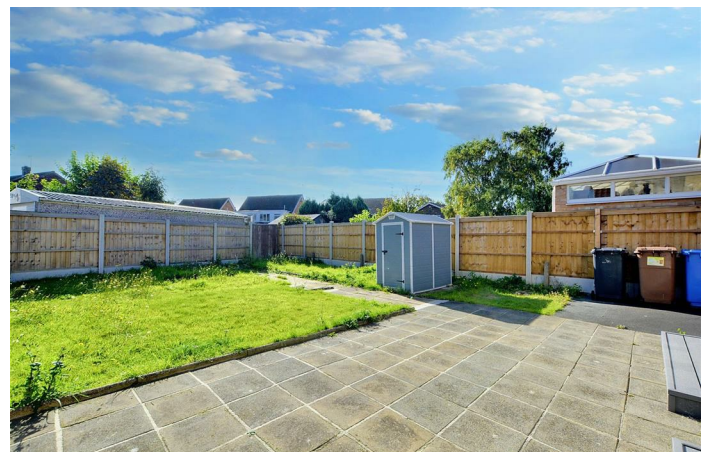
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

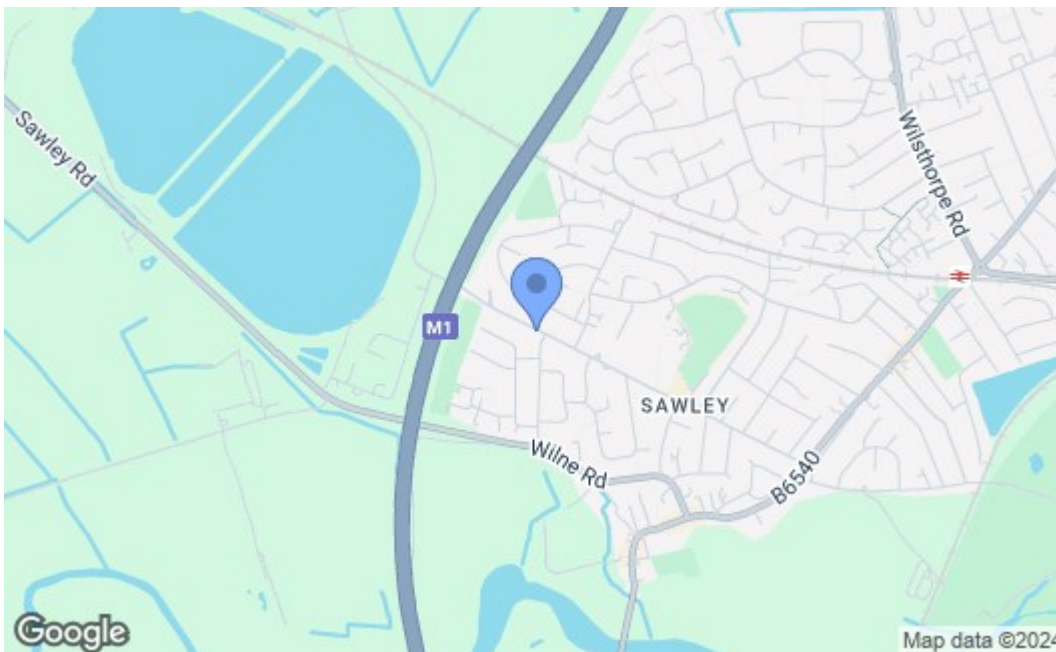
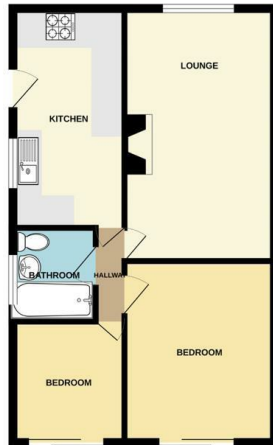
Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.