



Reedman Road,  
Sawley, Nottingham  
NG10 3FD

**£334,950 Freehold**



A BEAUTIFULLY PRESENTED AND GENEROUS, THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, ENCLOSED GARDEN AND GARDEN/OFFICE ROOM.

Robert Ellis are delighted to bring to the market this beautiful example of a three bedroom detached home with off street parking to the front, enclosed garden and garden/office exterior room. This bay fronted property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and combines modern décor with character perfectly. This home would be suitable for a wide range of buyers including the growing family looking for the perfect home in a lovely location. An internal viewing is highly recommended to appreciate all that is on offer here.

In brief, the property comprises a bright entrance hallway with composite front door and solid oak parquet flooring leading to the bay fronted lounge with fitted shutters, downstairs WC and open plan kitchen/diner with integrated appliances and French doors leading to the garden. To the first floor, the landing leads to the generously sized master bedroom with bay fronted window and fitted shutters, two further generously sized bedrooms with the front having fitted shutters and the large three piece family bathroom suite. To the exterior, the property boasts ample off street parking via a driveway to the front and side with metal gates and access into the garage which has wooden double doors, power and lighting. To the rear, there is an enclosed garden with mature tree's, turf, patio area and access into the exterior office/garden room that has double glazed French doors, laminate flooring, power, lighting, storage and wi-fi connection.

Located in the popular residential village of Sawley, close to a wide range of local schools, shops and parks. Long Eaton town centre is just a short drive away where further shops, supermarkets and healthcare facilities can be found. There are fantastic amenities within walking distance such as the Trent Lock pub and restaurant and the Trent Lock Golf Club. This property boasts fantastic transport links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away and Long Eaton train station being within walking distance.



### Entrance Hall

Composite front door, solid oak parquet flooring, radiator, under stairs storage cupboard, ceiling light.

### Lounge

10'4 x 11'6 approx (3.15m x 3.51m approx)

Double glazed bay window overlooking the front with fitted shutters, solid oak parquet flooring, radiator, gas fire, ceiling light.

### Ground Floor w.c.

Double glazed patterned window overlooking the side, laminate flooring, low flush w.c., wall mounted sink, ceiling light.

### Kitchen/Diner

16'9 x 17'9 x 5'5 x 11'6 (5.11m x 5.41m x 1.65m x 3.51m)

Double glazed window overlooking the rear and door leading to the rear, double glazed French doors overlooking and leading to the rear garden, solid oak parquet flooring, feature fireplace, radiator, wall and base units with work surfaces over, inset sink and drainer, integrated fridge/freezer, integrated electric oven with gas hob and overhead extractor fan, integrated dishwasher, space for washing machine, spotlights.

### First Floor Landing

Double glazed stained glass window overlooking the side, carpeted flooring, ceiling light.

### Bedroom 1

10'6 x 10'5 approx (3.20m x 3.18m approx)

Double glazed bay window overlooking the front with fitted shutters, carpeted flooring, radiator, ceiling light.

### Bedroom 2

11'9 x 10'6 approx (3.58m x 3.20m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

### Bedroom 3

7'3 x 7'3 approx (2.21m x 2.21m approx)

Double glazed window overlooking the front with fitted shutters, carpeted flooring, radiator, ceiling light.

### Family Bathroom

8'1 x 7'3 approx (2.46m x 2.21m approx)

Double glazed patterned window overlooking the side, laminate flooring, low flush w.c., pedestal sink, bath with shower and rainwater shower head over the bath, radiator, heated towel rail, ceiling light.

### Outside

To the front of the property there is off street parking available for two vehicles and access to the side through metal gates into the garage complete with power and lighting. To the rear there is an enclosed garden with a patio area, lawn, mature trees and access into the garden/office room.

### Garden/Office Room

Double glazed French doors overlooking and leading to the garden, laminate flooring, ceiling light.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge into Sawley. Reedman Road can be found as a turning on the left hand side.

8267RS

### 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 AND VIRGIN

Broadband Speed - Standard 22mbps Ultrafast 1000mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water very low

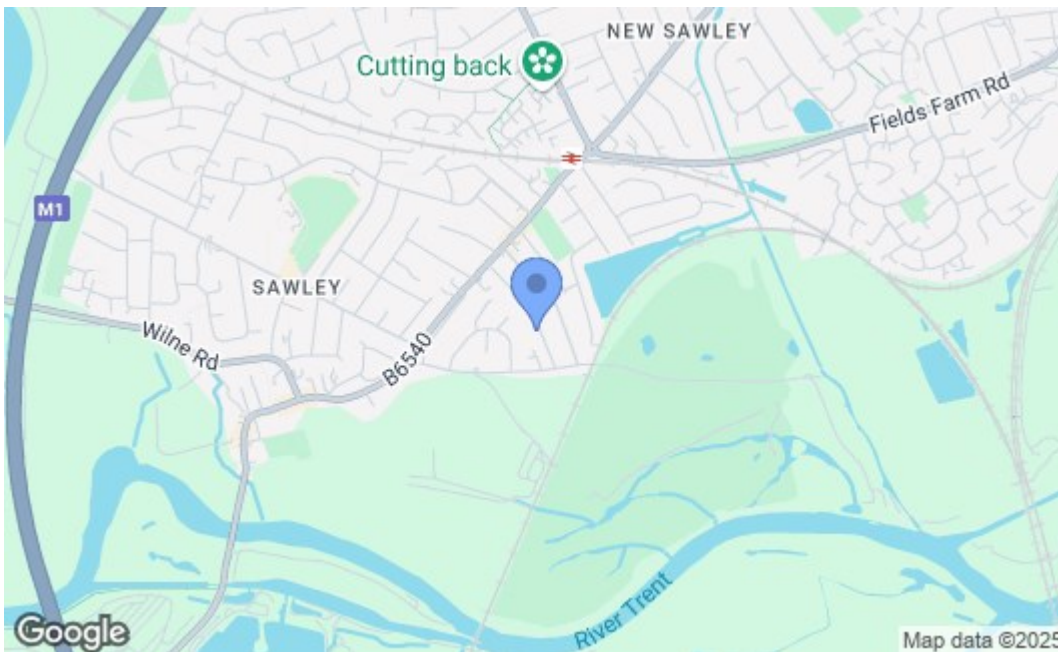
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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			
<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.