



Hathersage Avenue,
Sawley, Nottingham
NG10 3EB

£249,995 Freehold



THIS IS AN IMMACULATE THREE BEDROOM HOME WHICH HAS A TANDEM DOUBLE GARAGE TO THE SIDE AND A 100' GARDEN TO THE REAR.

Being located on Hathersage Avenue in the heart of Sawley, this traditional semi detached property offers a lovely home which has been maintained to a high standard by the current owners. For the size and quality of the accommodation and the length of the Southerly facing rear garden to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for the local amenities and facilities provided by Sawley as well as those found in nearby Long Eaton and also to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Hathersage Avenue and has a block paved drive and lawned garden to the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives the benefits from having gas central heating and double glazing and is entered through a stylish composite front door into the reception hall which has oak panelled doors leading to the lounge and to the rear hall which in turn takes you into the exclusively fitted and equipped dining kitchen. There is also a most useful ground floor w.c. and to the first floor the landing leads to the three bedrooms and the fully tiled bathroom which has a white suite complete with a shower over the bath. Outside there is the double width drive and lawned garden at the front, a tandem double garage which is positioned on the right hand side and at the rear there is a large patio leading onto a lawned garden which is kept private by having fencing to the two side boundaries and there are also two good quality sheds which will remain at the property when it is sold.

The property is within easy reach of the local shops provided by Sawley which includes a Co-op store on Draycott Road as well as further shops on Tamworth Road and in Long Eaton where there are Asda, Tesco, Aldi and Lidl 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 the West Park Leisure Centre and adjoining playing fields and the Trent Lock Golf Club, there are walks in the nearby open countryside and at Trent Lock and the excellent transport links include 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, 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.



Porch

Open porch with tiled flooring leading through a stylish composite front door with vertical brushed stainless steel fittings and etched glazed panels to either side to:

Reception Hall

Stairs with cupboard under and balustrade leading to the first floor, feature vertical radiator, electricity meter and electric consumer unit housed in a fitted cupboard, laminate flooring and oak doors leading to the lounge and inner hall.

Lounge

13' x 11' approx (3.96m x 3.35m approx)

Double glazed window with fitted vertical blind to the front and a radiator.

Dining Kitchen

14' x 10' approx (4.27m x 3.05m approx)

The exclusively fitted and equipped dining kitchen has white gloss handle-less units and wood grain effect work surfaces and includes a stainless steel sink with a mixer tap and a four ring induction hob set in a work surface which extends to two walls and has cupboards, drawers, integrated automatic washing machine and dishwasher below, oven with cupboard above and below, upright shelved pantry cupboard, matching eye level wall cupboards with lighting under, double glazed window to the rear, recess for a fridge/freezer, vertical radiator, recessed lighting to the ceiling and a hood and back plate to the cooking area.

Rear Hall

Composite door with half double glazed inset panel leading into the garage, recessed lighting to the ceiling, laminate flooring and oak door to the downstairs storage cupboard and ground floor w.c.

Ground Floor w.c.

Having a white low flush w.c. with a concealed cistern and hand basin with a mixer tap set on a surface with a tiled splashback and cupboard under, laminate flooring and a double glazed window with a fitted blind.

First Floor Landing

The balustrade continues from the stairs onto the landing, opaque double glazed window with a privacy blind to the side, oak panelled doors leading to the bedrooms and bathroom, hatch to the loft and a Worcester Bosch boiler housed in a built-in airing/storage cupboard.

Bedroom 1

13' to 10' x 10' approx (3.96m to 3.05m x 3.05m approx)

Double glazed window with a view over the open space to the front, radiator and a double built-in wardrobe.

Bedroom 2

13' to 11' x 10' approx (3.96m to 3.35m x 3.05m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

8' to 4' x 9' to 5' approx (2.44m to 1.22m x 2.74m to 1.52m approx)

This bedroom is currently used as a dressing room and has a double glazed window with a vertical blind to the front, radiator and a double built-in cupboard over the bulk head of the stairs.

Bathroom

The bathroom is fully tiled and has a white suite including a P shaped bath with a mixer tap and a mains flow shower over having a rainwater shower head and hand held shower and a curved protective screen, hand basin with a mixer tap and two drawers under, low flush w.c., two opaque double glazed windows, chrome ladder towel radiator, recessed spotlights to the ceiling, extractor fan and wood grain effect laminate flooring.

Outside

At the front of the property there is a double width block paved driveway which provides off road parking for two vehicles and there is a lawn in front of the house.

At the rear the garden is approx 100' in length and is Southerly facing with a large patio to the immediate rear of the house which provides a lovely seating area, there is a lawn with slate chipped borders to the sides and the garden is kept private by having fencing to the side boundaries and hedging to the rear. There is an outside water supply provided and two sheds.

Garage

22'10 x 9' to 7' approx (6.96m x 2.74m to 2.13m approx)

The adjoining brick garage runs along the right hand side of the property and has an electric roller door to the front and a half double glazed door and window to the rear and power and lighting are provided in the garage.

Shed 1

10' x 7' approx (3.05m x 2.13m approx)

Having a door to the front, window to the side, the shed is insulated internally and power and lighting is provided.

Shed 2

8' x 5' approx (2.44m x 1.52m approx)

This second wooden shed is positioned at the bottom of the garden and has a door to the front, a window to the side and is set on a slabbed base.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue over and under the railway bridge and into Sawley. After some distance take the right hand turning into Draycott Road following the road and eventually turning right into Beresford Road, first left into Peveril Crescent and first right into Hathersage Avenue.
8219AMMP

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 5mbps Superfast 60mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water medium

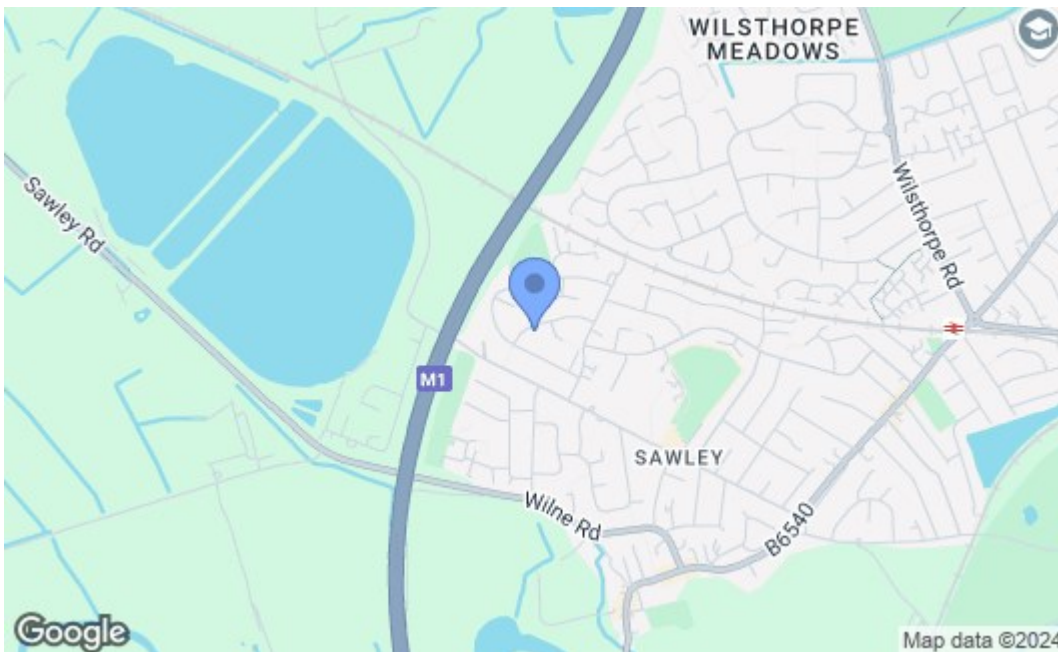
Flood Defenses – No

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			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.