

Draycott Road,  
Sawley, Nottingham  
NG10 3BL

**£309,950 Freehold**



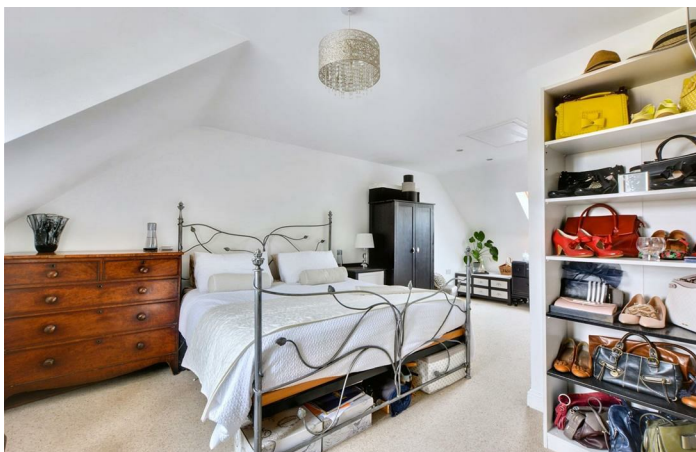


A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM END TERRACED PROPERTY WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN, BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious and well presented four bedroom end terraced home. The property is constructed of brick to the external elevations and has double glazing and gas central heating throughout. This property is being sold with no onward chain and would be an ideal home for a first time buyer or the growing family alike. There is off street parking an enclosed rear garden and fantastic transport links with a shop and school within walking distance. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises to the ground floor, an entrance hallway with a built in storage cupboard, downstairs WC, Utility cupboard, open kitchen/diner with integrated cooking appliances and a lounge with French doors overlooking and leading to the rear garden. To the first floor, the landing leads to three generous sized bedrooms and a three piece family bathroom suite with access upstairs to the second floor where there is a spacious master bedroom with en-suite shower room. To the exterior, this property is set back from the road via a brick wall and access onto the block paved driveway. There is access to the side of the property and to the rear there is a lovely rear garden with patio area, turf and mature flower beds.

Located in the popular residential village of Sawley, close to and within walking distance 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 transport links available such as nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with Long Eaton train station within walking distance and East Midlands Airport just a short drive away.





## Entrance Hall

Composite front door, laminate flooring, under stairs storage cupboard, radiator, ceiling light.

## Ground Floor w.c.

2'9 x 4'7 approx (0.84m x 1.40m approx)

Double glazed patterned window overlooking the front, tiled flooring, low flush w.c., wall mounted sink, radiator, spotlights.

## Lounge

14'1 x 15'2 approx (4.29m x 4.62m approx)

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

## Kitchen/Diner

8'1 x 18'4 approx (2.46m x 5.59m approx)

Double glazed window overlooking the front, laminate flooring, radiator, wall and base units with work surfaces over, integrated electric oven, gas hob and overhead extractor fan, aluminium 1½ bowl sink, spotlights.

## First Floor Landing

Carpeted flooring, radiator, spotlights and doors to:

### Bedroom Two

10'9 x 15'2 approx (3.28m x 4.62m approx)

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

### Bedroom Three

7'9 x 12'0 approx (2.36m x 3.66m approx)

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

### Bedroom Four

6'5 x 8'5 approx (1.96m x 2.57m approx)

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

## Family Bathroom

8'0 x 5'8 approx (2.44m x 1.73m approx)

Double glazed patterned window overlooking the side, tiled flooring, low flush w.c., radiator, pedestal sink, bath with shower over the bath, heated towel rail, spotlights.

## Second Floor

### Master Bedroom

21'2 x 8'2 x 15'2 approx (6.45m x 2.49m x 4.62m approx)

Double glazed window overlooking the front with velux window to the rear, carpeted flooring, radiator, ceiling light, loft access.

### En-suite Shower Room

8'9 x 6'4 approx (2.67m x 1.93m approx)

Velux window, tiled flooring, low flush w.c., top mounted sink, single enclosed shower unit, radiator, spotlights.

## Outside

This property is set away from the road via a brick wall and access into the driveway. There is side access to the left hand side of the property and to the rear there is an enclosed garden with patio area, turf and mature flower beds.

## Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right into Draycott Road and the property can be found on the left hand side.

8245RS

## 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 5mbps Superfast 30mbps

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.