

# Robert Ellis

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Tamworth Road,  
Sawley, Nottingham  
NG10 3AT

**£269,995 Freehold**

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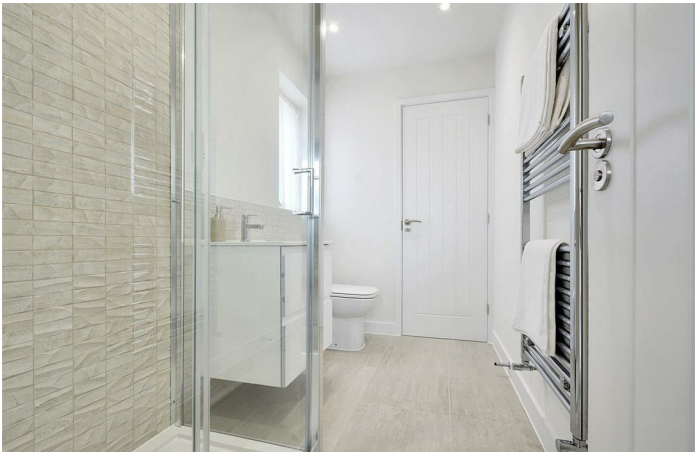
@robertellisea





Robert Ellis are pleased to be instructed to market this three or four bedroom end property these four brand new which has its accommodation arranged on three levels. The property has been constructed by a local developer who over the recent years has gained an excellent reputation for building high quality developments with stylish homes which will suit a wide range of buyers.

The house is constructed of an attractive facia brick to the external elevations under a pitched tiled and being a brand new home covered by the usual new build guarantees will be an extremely efficient home to run. On the ground floor the spacious hall will lead into the living/dining kitchen and also a utility room and ground floor w.c. To the first floor there will be a lounge or fourth bedroom a double bedroom and bathroom and to the second floor two further double bedrooms and a shower room. Outside there will be a private garden to the rear and two parking spaces provided.





There are steps with hand rails leading from the pavement to the stylish composite front door which has an inset opaque glazed panel and leads to:

### Reception Hall

Stairs with balustrade leading to the first floor, tiled flooring which extends across the whole of the ground floor living accommodation, radiator, 4 power points, electric consumer unit mounted to one wall and oak panelled doors leading to the ground floor w.c., utility room and living/dining kitchen.

### Ground Floor w.c.

Having a white low flush w.c., hand basin with mixer tap, tiled splashback and a double cupboard under, radiator, tiled flooring and opaque double glazed window.

### Utility Room

6' x 5' approx (1.83m x 1.52m approx)

The utility room is fitted with a 1½ bowl sink having a mixer tap set in a work surface with a double cupboard and space for an automatic washing machine below, Ideal boiler housed in a matching wall mounted cupboard, double glazed window to the side, radiator, tiled flooring, six power points and a point under the work surface for the washing machine.

### Living/Dining Kitchen

16' x 11' approx (4.88m x 3.35m approx)

The dining/living kitchen is exclusively fitted with handle-less, soft closing units and onyx work surface and includes a sink with a mixer tap and a four ring Bosch induction hob set in a work surface with cupboards, drawers and a Bosch oven under, matching eye level wall cupboards, hood and stainless steel back plate to the cooking area, double glazed sliding doors leading out to the private rear garden, double glazed window to the side, tiled flooring, TV and power points with USB sockets, recessed lighting to the ceiling, oak door leading to an understairs storage cupboard and tiled flooring.

### First Floor Landing

The balustrade continues from the stairs to the landing and there is a second flight of stairs taking you to the second floor and there are 2 power points on the landing.

### Lounge/Sitting Room/bedroom

11' x 10' to 8' approx (3.35m x 3.05m to 2.44m approx)

This large first floor room could be used as a lounge or bedroom and has two double glazed windows to the front with a further double glazed window to the side, radiator, TV point and 8 power points, one with USB sockets.

### Bedroom 3

11' x 7' approx (3.35m x 2.13m approx)

Double glazed window to the rear, radiator, TV point, 8 power points, one with USB sockets and a pocket sliding door the landing.

### Bathroom

The luxurious bathroom has a white suite with a panelled bath with mixer taps and a mains flow shower over having a rainwater shower head and hand held shower, tiling to two walls and a protective glazed screen, hand basin with mixer tap and two drawers under and a low flush w.c., chrome ladder towel radiator, tiled flooring, recessed lighting to the ceiling, extractor fan and an electric shaver/toothbrush point.

### Second Floor Landing

The balustrade continues from the stairs onto the landing, radiator and hatch to loft.

### Bedroom 1

11'11" x 9'6" approx (3.65m x 2.9m approx)

Having a double glazed window to the front, TV point, 8 power points with one point having USB sockets.

### Bedroom 2

11' x 6'10" approx (3.35m x 2.08m approx)

Double glazed window to the rear, radiator, TV point, 8 power points, one having USB sockets and a pocket sliding door to the landing.

### Shower Room

There is a Jack and Jill shower room, which connects to both bedrooms that has a large walk-in shower with a mains flow shower system including a rainwater shower head and a hand held shower, tiling to two walls and a sliding glazed door with protective screens, hand basin with mixer tap and two drawers under and a low flush w.c., tiling to the walls by the sink and w.c. areas, chrome heated ladder towel radiator, tiled flooring, opaque double glazed window, recessed lighting to the ceiling, extractor fan and tiled flooring.

### Outside

At the front of the property there are steps with hand rails leading to the front door and easily managed bark borders which have planting.

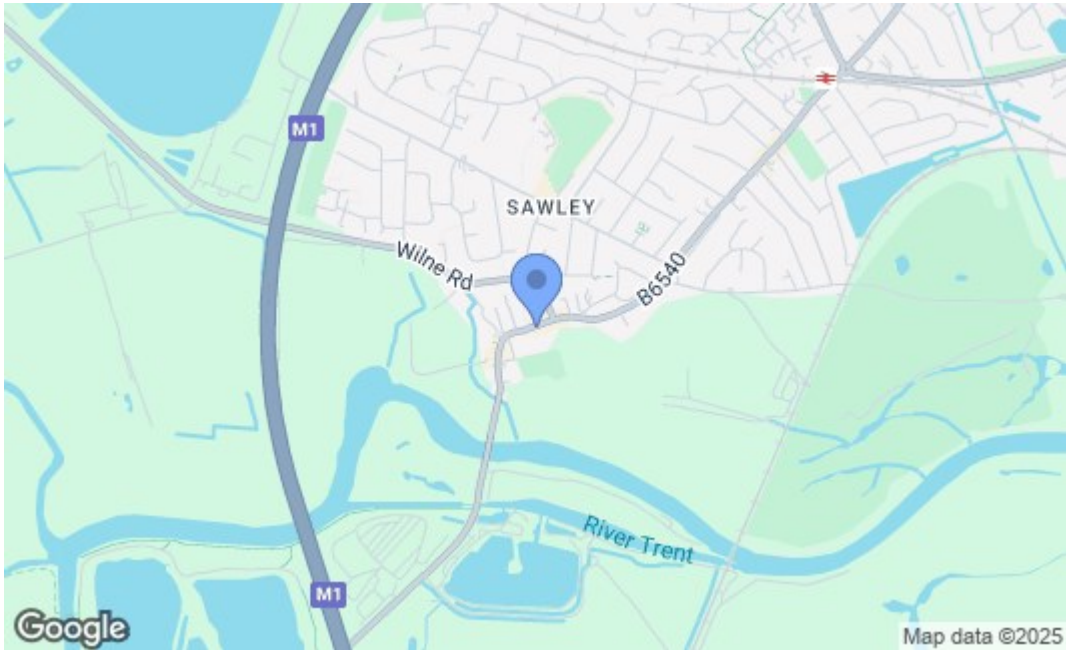
At the rear there is a slabbed patio to the immediate rear of the house with a pathway leading down to the gate at the bottom of the garden which leads to the parking behind the property, there is a lawn and the garden is kept private by having fencing to the boundaries. There are external power points, an outside water supply and external lighting provided.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Follow Tamworth Road for some distance and after the bend the property can be found on the right hand side.

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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		
England & Wales 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		
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.