



Draycott Road,
Sawley, Nottingham
NG10 3FR

£239,950 Freehold

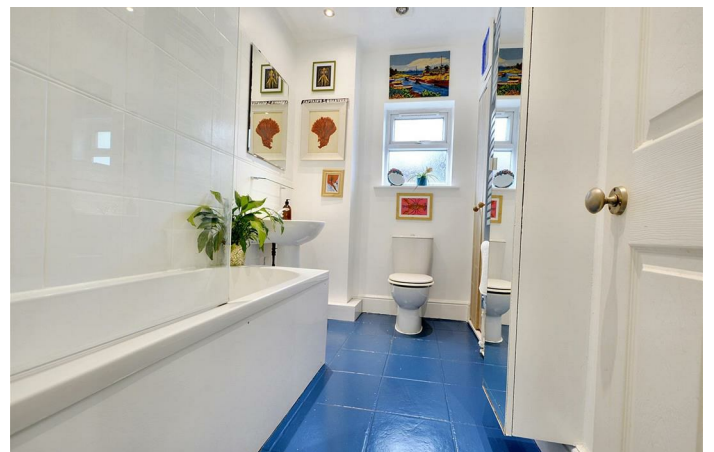


A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH AN ENCLOSED REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to be instructed to market this fantastic example of a three bedroom semi-detached house. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would be ideal for a wide range of buyers. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a bright lounge with log burner, spacious dining room with storage cupboard and exposed brick fireplace, kitchen with integrated appliances, utility area and downstairs WC. To the first floor, the landing leads to three generous bedrooms and a three piece family bathroom suite with a built in storage cupboard. To the exterior, the property is set back from the pavement via a wall with a metal gate and a small front garden, with access to the side through a wooden gate. To the rear there is an enclosed garden with gravel, turf, mature tree's and flowers and a wooden storage shed.

The property is within easy reach of excellent local schools for younger children, there is a Co-op convenience store on Draycott Road with more shopping facilities being found on Tamworth Road in Sawley and at Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets and also schools for older children, there are healthcare and sports facilities which includes the Trent Lock Golf Club, walks in the surrounding picturesque countryside and at Trent Lock, there are several local pubs and restaurants and the 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, Long Eaton station is only a few minutes away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge

12'5 x 11'8 approx (3.78m x 3.56m approx)
uPVC double glazed window with fitted shutters overlooking the front and side, laminate flooring, radiator, multi-fuel burner, painted plaster ceiling, ceiling light.

Dining Room

12'5 x 12'4 approx (3.78m x 3.76m approx)
uPVC double glazed window overlooking the rear, laminate flooring, exposed brick fireplace, under stairs storage cupboard, radiator, painted plaster ceiling, ceiling light.

Kitchen

9'10 x 7'3 approx (3.00m x 2.21m approx)
uPVC double glazed window overlooking the sides and rear, uPVC double glazed door leading to the rear garden, vinyl flooring, wall and base units with work surfaces over, inset sink and drainer, integrated dishwasher, integrated electric oven with electric hob and overhead extractor fan, space for washing machine, space for tumble dryer, space for fridge/freezer, radiator, ceiling light.

Downstairs WC

uPVC double glazed patterned window overlooking the side, vinyl flooring, WC, top mounted sink, radiator, painted plaster ceiling, ceiling light.

First Floor Landing

Carpeted flooring, painted plaster ceiling, loft access, ceiling light.

Bedroom One

12'5 x 11'9 approx (3.78m x 3.58m approx)
uPVC double glazed window overlooking the front with fitted shutters, radiator, carpeted flooring, painted plaster ceiling, ceiling light.

Bedroom Two

9'1 x 6'11 approx (2.77m x 2.11m approx)
uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

9'9 x 7'3 approx (2.97m x 2.21m approx)
uPVC double glazed window overlooking the rear, carpeted flooring, painted plaster ceiling, radiator, ceiling light.

Family Bathroom

uPVC double glazed patterned window overlooking the side, tiled flooring, WC, pedestal sink, bath with shower over the bath, built in storage cupboard housing the wall mounted boiler, painted plaster ceiling, spotlights.

Outside

To the front, the property is set back from the pavement via a brick wall with a metal gate and a small front garden with access to the side through a wooden gate. To the rear, there is an enclosed garden with gravel patio area, turf, mature tree's and flower beds with wisteria and a wooden storage 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 into Draycott Road where the property can be found on the right as identified by our for sale board.

8280RS

Council Tax

Erewash Borough Council Band B

Additional Information

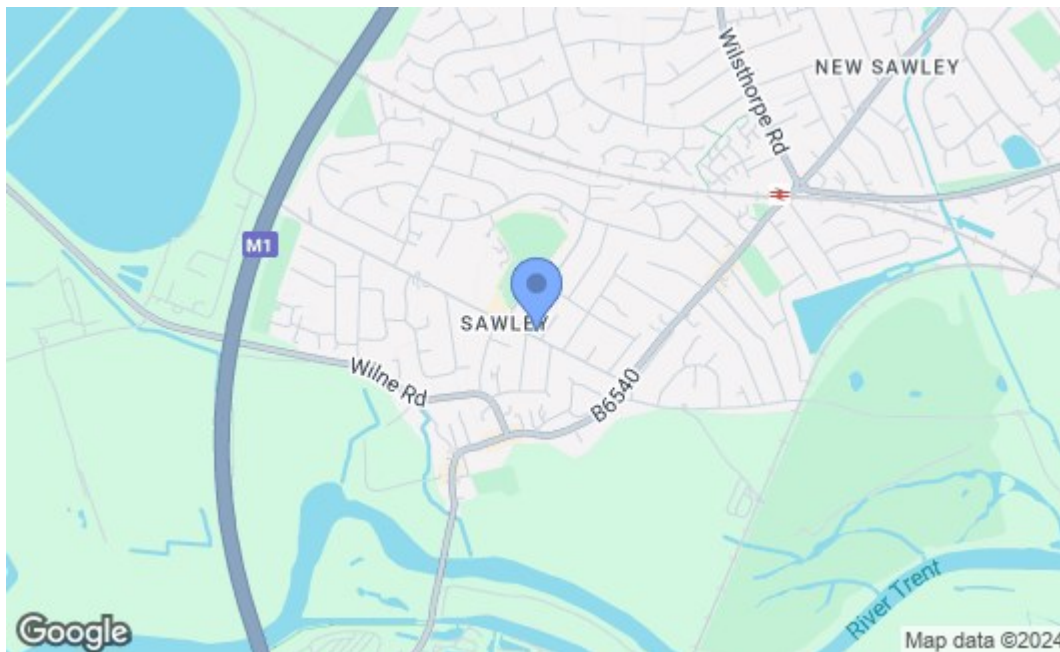
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 70mbps Ultrafast 1000mbps
Phone Signal – EE, O2, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





36 DRAYCOTT ROAD, SAWLEY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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.