



Fairfield Crescent,  
Sawley, Nottingham  
NG10 3AH

**£750,000 Freehold**



THIS IS A UNIQUE OPPORTUNITY TO PURCHASE A LARGE FIVE DOUBLE BEDROOM FARMHOUSE STYLE PROPERTY WHICH HAS A TWO DOUBLE BEDROOM ANNEX ATTACHED.

Being situated on Fairfield Crescent, this large detached farmhouse style property offers spacious ground and first floor accommodation which is being sold with the benefit of no upward chain. The property is tastefully finished throughout and for the size of the rooms to the ground floor and bedrooms to the first floor to be appreciated, we recommend interested parties do take a full inspection so they can see the whole property for themselves. To the rear of the farmhouse there is a fully independent two double bedroom annex which has its own lounge, fitted kitchen and shower room and would be ideal for an elderly relative or older children who are still living at home, or could alternatively be rented out or used as an air bnb if this was something a new owner wanted to do to create an income earning opportunity. The property is well placed for all the amenities and facilities provided by Sawley with Long Eaton only being a short drive away and it is also well placed for easy access to the M1 and other road networks.

The property stands back from the road behind a low level wall and being double fronted in appearance is constructed of brick to the external elevations under a pitched tiled roof. The spacious and well proportioned accommodation derives all the benefits of gas central heating and double glazing and includes a reception hallway, from which stairs lead to the first floor and doors take you to a utility room and ground floor w.c. and to the left of hall there is a large through lounge which has double opening double glazed French doors leading out to the rear garden and to the right a door to the large open plan dining kitchen which again has doors leading out to the rear garden and a door with inset glazed panels lead to a sitting room, off which there is a door to a rear hallway, cloaks/storage room and access is provided into what in the past has been used as an office, but could be a play room, sitting room or something similar. To the first floor the landing leads to four double bedrooms, with one of the bedrooms providing access to a fifth double bedroom, there is an en-suite shower room to the main bedroom and there is the family shower room/bathroom. The annex is entered through a separate door which takes you to the kitchen which is fitted with wall and base units and there is a hallway which provides access to the lounge which has a vaulted ceiling and French doors leading out to the gardens at the front, there are two double bedrooms, both having fitted wardrobes and there is a Jack and Jill shared shower room/w.c. to the two bedrooms. To the left hand side of the property there are double gates taking you to a block paved driveway and off road parking and also leads to a seating area at the rear of the house and there is a lawned garden with established beds and natural screening to the sides with the garden being kept private by having high level walls to the side and rear boundaries with there also being a wooden shed/summerhouse which will remain at the property when it is sold.

The property is within easy reach of the amenities and facilities provided by Sawley which includes a Co-op store on Draycott Road, schools for younger children, healthcare and sports facilities, there are further shops in Sawley as you approach the train station and there are Asda and Tesco superstores along with schools for older children found in nearby Long Eaton, there are walks in the surrounding picturesque countryside and at Trent Lock, several local pubs and restaurants and the transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the airport, stations at Long Eaton which is only a couple of minutes drive away, offering a main line to London and Sheffield, and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Reception Hall

Wood panelled front door with inset stained glass leaded panel, stairs with balustrade leading to the first floor, radiator in a housing, cornice to the wall and ceiling, dado rail to the walls, oak flooring and a pine door with inset stained glass leaded panels leading to:

### Utility Room

6'8 x 6'4 approx (2.03m x 1.93m approx)

The utility room has an opaque double glazed window to the rear, radiator, hanging clothes dryer, oak stripped flooring and a pine door providing access to the cellar.

### Ground Floor w.c.

Having a white low flush w.c., hand basin set in a granite work surface with cupboards under, oak stripped flooring and an opaque double glazed window.

### Through Lounge

21'6 x 14'9 approx (6.55m x 4.50m approx)

This main reception room has double glazed windows to the front and side and double glazed French doors leading out to the rear garden, feature coal effect gas stove set in a Minton style fireplace with hearth, double radiator, oak stripped flooring, cornice to the wall and ceiling, four wall lights and electricity meter and the electric consumer unit are housed in a fitted cupboard.

### Sitting Room

14'7 x 14'7 approx (4.45m x 4.45m approx)

Double glazed window to the front, feature fireplace with a cast iron inset and hearth and fitted shelving to either side of the chimney breast, radiator, pine door with inset glazed panels leading into the kitchen and a pine door leading to:

### Rear Hall/Boot Room

12'4 x 6'4 approx (3.76m x 1.93m approx)

Stable style door with inset glazed panel to the top section leading out to the garden at the rear, double glazed window to the side, flag stone flooring and a double fitted cloaks/storage cupboard.

### Lobby

12' x 7'4 approx (3.66m x 2.24m approx)

The lobby provides access into a further reception room which could be an office/study, games room or further sitting room.

### Office/Study

15'4 reducing to 11'4 x 13'7 approx (4.67m reducing to 3.45m x 4.14m approx)

This room has a double glazed window to the side with a feature double glazed window with original external door to the front, quarry tiled flooring, radiator, several double power points and data points to the walls at desk level, an exposed beam to the ceiling and there is a double door leading into the separate annex.

### Ground Floor w.c.

Having a white low flush w.c., wall mounted hand basin with a tiled splashbacks, radiator, opaque double glazed window, quarry tiled flooring and an X-pelair fan.

### Dining Kitchen

21'5 max x 15'7 approx (6.53m max x 4.75m approx)

The kitchen is fitted with hand painted units and granite work surfaces and includes a Belfast sink with a mixer tap set in a work surface which extends to two sides and has space and plumbing for a dishwasher, cupboards, drawers and basket shelving below, matching eye level wall cupboards, central island/breakfast bar with a granite work surface and cupboards, drawers and storage space beneath, cooking Range with a back plate and hood over, shelving to two walls, double glazed window to the front, double glazed French doors leading out to the rear garden with two Velux windows, exposed beams to the sloping ceiling, cornice to the wall and ceiling, power points, a water supply for an American fridge/freezer and oak stripped flooring.

### First Floor Landing

The feature balustrade is continued from the stairs onto the landing, double glazed window to the front, a range of built-in storage cupboards with further cupboards over and one of the cupboards houses the gas boiler, pine doors leading to the bedrooms and bathroom off the landing, dado rail to the walls, pine flooring, a radiator and there is access hatch with ladder to the loft.

### Bedroom 1

14'7 x 13'4 approx (4.45m x 4.06m approx)

Double glazed windows to the front and side, feature cast iron fireplace with grate and hearth, radiator and cornice to the wall and ceiling.

### En-Suite

The en-suite to the main bedroom has a corner shower with a mains flow shower system which includes an overhead rainwater shower head and hand held shower with tiling to two walls, curved glazed door and protective screen, low flush w.c. and hand basin with a mixer tap set on a surface with back plate and cupboards and shelves under, radiator with a heated ladder towel radiator, laminate flooring, X-pelair fan and cornice to the wall and ceiling.

### Bedroom 2

15' x 11'5 approx (4.57m x 3.48m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

### Bedroom 3

15'6 x 14'2 approx (4.72m x 4.32m approx)

Double glazed windows to the front and side, cornice to the wall and ceiling, shelving to one side of the chimney breast and a radiator.

### Bedroom 4

14'2 x 13'3 approx (4.32m x 4.04m approx)

Two double glazed windows to the sides with a Velux window to the vaulted ceiling with exposed beams, radiator, feature fireplace with a brick inset and stone hearth and a pine door leading into:

### Bedroom 5

14'5 x 15'2 approx (4.39m x 4.62m approx)

This large bedroom has a double glazed window to the side, vaulted ceiling with a velux window and exposed beams, radiator and a feature fireplace with a stone inset and hearth.

### Family Bath/Shower Room

The family bath/shower room has a large walk-in shower with a mains flow shower system with a rainwater shower head and a hand held shower, tiling to two walls and protective glazed screens, pedestal wash hand basin with mixer tap, low flush w.c., ladder towel radiator, opaque double glazed window, cornice to the wall and ceiling and laminate flooring.

### Annex

The annex is positioned to the rear of the main property and can be completely independent of the house or accessed via an internal door.

### Entrance

The entrance door is positioned at the far end of the annex and this is a composite door with an inset leaded opaque double glazed panel leading to:

### Kitchen

14'2 x 7'5 approx (4.32m x 2.26m approx)

The kitchen is fitted with wood fronted units and has granite work surfaces and includes a sink with a mixer tap set in an L shaped granite work surface with drawers, space for an automatic washing machine and tumble dryer and cupboard beneath, space for an electric cooker, further granite work surface with cupboard beneath, two shelved pantry cupboards with a racked storage system between the two full height cupboards, matching eye level wall cupboards, hood to the cooking area, space for an upright fridge/freezer, boiler housed in a matching wall cupboard, radiator, quarry tiled flooring and double glazed window to the side.

### Hallway

The hallway has a hatch to the loft, radiator and door with inset stained glass leaded panels leading to the two bedrooms and matching glazed door leading into:

### Lounge/Sitting Room

14'2 x 13'7 approx (4.32m x 4.14m approx)

This main reception room has double glazed double opening French doors with side panels leading out to the gardens, feature marble fire surround with hearth and a power point for an electric fire, internal door leading into the main house, radiator and a wall mounted electric consumer unit.

### Bedroom 1

10'7 x 10'9 approx (3.23m x 3.28m approx)

Double glazed window to the side, double wardrobe with sliding doors with one of the doors having a mirror and the wardrobes have hanging space and shelving and there is a radiator.

### Bedroom 2

10'7 x 10'9 approx (3.23m x 3.28m approx)

Double glazed window to the side, double wardrobe with sliding doors with one door having a mirror and the wardrobes having hanging space and shelving and there is a radiator.

### Jack and Jill En-Suite

The shower room is positioned between the two bedrooms and has a shower with tiling to three walls, a mains flow shower system and a pivot glazed door, pedestal wash hand basin with mixer tap, low flush w.c., opaque double glazed window and a ladder towel radiator.

### Outside

There are low level walls at the front of the house and to the left hand side there is a gravelled driveway which leads through double opening wooden gates to the rear of the property. To the immediate rear of the property there is a large block paved parking area which leads onto a sitting area at the rear of the house and there is a lawn with box hedging to the side next to the drive and established beds and large trees which help to provide natural screening along the rear boundary. There is a wall running along the side and rear boundaries, a summerhouse/shed is positioned at the bottom of the garden and this will remain at the property when it is sold and there is an outside water supply and lighting provided.

### 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 after the bend turn right into Fairfield Crescent and the property can be found on the left.  
8336AMMP

### Council Tax

Erewash Borough Council Band E

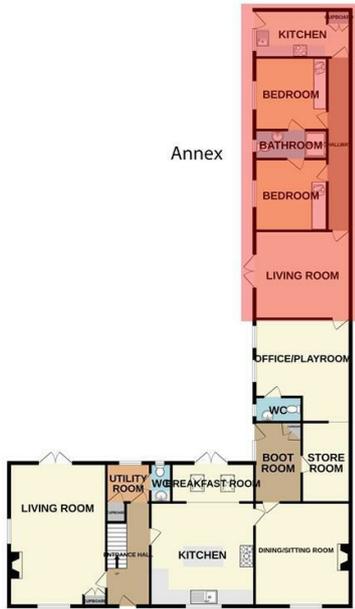
### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1000mbps  
Phone Signal –EE, O2, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No, surface water medium  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR  
2040 sq.ft. (189.5 sq.m.) approx.

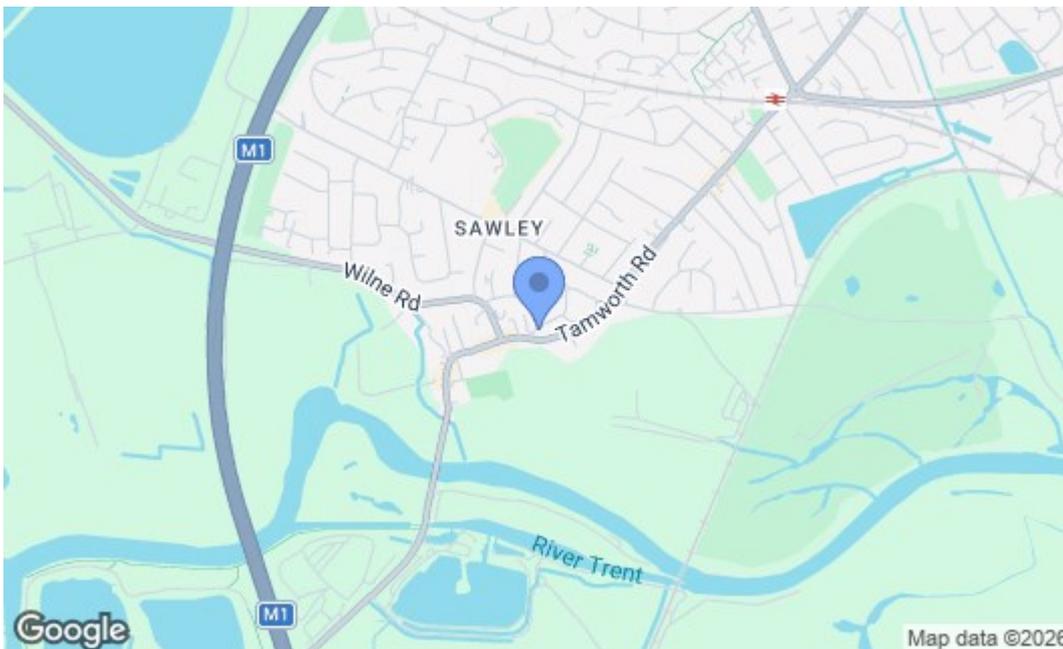
1ST FLOOR  
1262 sq.ft. (117.2 sq.m.) approx.



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TOTAL FLOOR AREA: 3302 sq.ft. (306.7 sq.m.) approx.

While every effort 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 is given 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		59	67
(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	

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