



Tamworth Road,
Sawley, Nottingham
NG10 3FB

O/O £450,000 Freehold

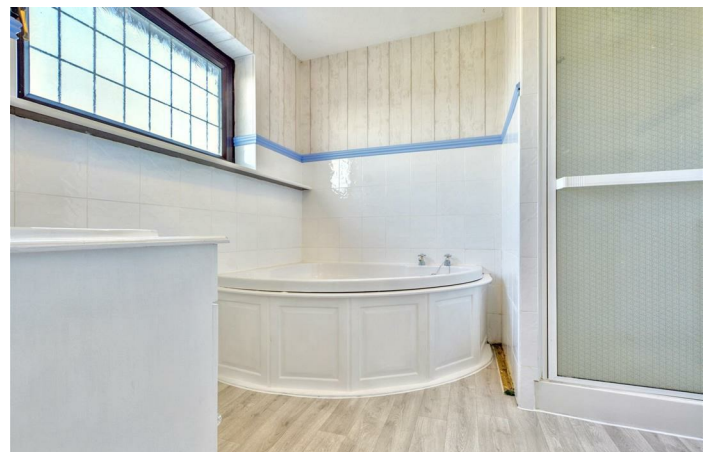


A SUPERB FOUR/FIVE BEDROOM DETACHED HOUSE WITH OPEN PLAN KITCHEN DINER IN SOUGHT AFTER SAWLEY BEING SOLD WITH NO UPWARD CHAIN

Nestled in the sought-after centre of Sawley, this impressive four/five-bedroom detached property offers the perfect blend of space, versatility, and potential. Ideally situated within walking distance to the picturesque Trent Lock, this home is perfect for those looking for both tranquility and convenience. Upon entering, you are greeted by a welcoming entrance hallway leading to the spacious and modern open-plan kitchen diner, a true highlight of the property. This area is perfect for family living and entertaining, featuring ample space for dining and a well-equipped kitchen with contemporary fittings. The property also boasts a light-filled conservatory, ideal for relaxing with views of the garden or creating a further dining or entertaining space. To the front, there is a garage and ample parking, ensuring practicality for the whole family. One of the standout features of this home is the annexe extension, offering exceptional potential for a variety of uses—whether you need extra living space, a home office, or an independent living area for guests or family members. With four/five bedrooms in total, the accommodation is versatile and can be tailored to suit your needs. This family home offers plenty of potential for further development and personalization, making it an excellent opportunity for anyone looking to put their own stamp on a property in a desirable location. With its generous living space, excellent parking, and proximity to Trent Lock, this is a property not to be missed. Viewing is highly recommended to truly appreciate all that this home has to offer.

The property is constructed of brick to the external elevation all under a pitched tiled roof and benefits from gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall, ground floor w.c., spacious lounge/dining room, good size breakfast kitchen which is open to the conservatory and there is a door into the annexe with a lounge, bedroom and shower room. To the first floor the landing gives access to four bedrooms, three piece bathroom and separate w.c. Outside, as previously mentioned, the property sits on a corner plot and has off road parking for several cars with the garden to the side.

The property is within easy reach of various local shops with there being a Co-op convenience store on Draycott Road and further shopping facilities found on Tamworth Road with Asda and Tesco superstores and many other retail outlets being found in nearby Long Eaton, there are excellent schools for younger children in Sawley with The Long Eaton School for older children also being within walking distance of the property, there are healthcare and sports facilities which include the Trent Lock Golf Club, walks in the nearby countryside and at Trent Lock, there are various local pubs and restaurants and the excellent transport links include junctions 24 and 25 of the M1 which connect to the A42 and A50, stations at Long Eaton which is again within walking distance of the property, and at East Midlands Parkway, East Midlands Airport can be reached by the Skylink bus which runs along Tamworth Road and this takes you to Castle Donington and the airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Open Porch

UPVC double glazed front entrance door and double glazed side panel leading to:

Entrance Hall

Radiator, stairs to the first floor, coving to the ceiling and door to:

Ground Floor w.c.

Low flush w.c., sink with storage under, UPVC double glazed window to the front.

Lounge

21'6 × 19'7 approx (6.55m × 5.97m approx)

Two UPVC double glazed windows to the front, two radiators, electric fire with Adam style surround, dado rail, coving to ceiling, three TV points.

Breakfast Kitchen

15'6 × 13'3 approx (4.72m × 4.04m approx)

Wall, base and drawer units with work surface over, inset 1½ bowl sink and drainer with swan neck mixer tap over, splashbacks, built-in fridge and separate freezer, integrated eye level oven and microwave, breakfast bar, radiator, cupboards to the side, coving to the ceiling, spotlights, TV point, radiator and electric hob with extractor hood over. Open to:

Conservatory

15'3 × 7'1 approx (4.65m × 2.16m approx)

Brick base with UPVC double glazed windows and French doors to the rear garden, radiator, TV point and two electric heaters.

Annex

Hallway/Lounge

10'7 × 7'2 approx (3.23m × 2.18m approx)

UPVC double glazed front entrance door and window, radiator, TV point and open to:

Inner Hallway

With access to:

Bedroom

11'10 × 6'9 approx (3.61m × 2.06m approx)

UPVC double glazed window to the rear, radiator, TV point, built-in wardrobe and shelves and door to the kitchen.

Bathroom

6'9 × 5'2 approx (2.06m × 1.57m approx)

A white three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, shaver point, radiator and extractor fan.

First Floor Landing

UPVC double glazed window to the front and doors to:

Bedroom 1

11'2 × 12'6 approx (3.40m × 3.81m approx)

UPVC double glazed window to the side, built-in wardrobes, wash hand basin, radiator, TV point and a separate walk-in wardrobe with access to the eaves.

Bedroom 2

12'9 × 9'3 approx (3.89m × 2.82m approx)

UPVC double glazed window to the side, radiator, TV point, access to the loft with a pull down ladder.

Bedroom 3

11'5 × 8'4 approx (3.48m × 2.54m approx)

UPVC double glazed window to the side, radiator, TV point.

Bedroom 4

10'5 × 9'2 approx (3.18m × 2.79m approx)

Two UPVC double glazed windows, radiator, built-in wardrobe.

Bathroom

7'6 × 9'5 approx (2.29m × 2.87m approx)

Three piece suite comprising of a walk-in shower cubicle with shower from the mains, corner bath, wash hand basin with storage under, fully tiled walls and splashbacks, spotlights, airing/storage cupboard housing the gas central heating boiler and tank, UPVC double glazed window to the front, radiator.

Separate w.c.

Low flush w.c., UPVC double glazed window to the front.

Outside

There is off road parking to the front with gravelled borders and a path to the front entrance door and an additional path to the annex. The garden is privately enclosed with hedged boundaries. To the side is the main garden area which has been designed for ease of maintenance with block paved patio areas and gravel borders full of mature shrubs and trees. There is a garden shed and greenhouse.

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 left into Lock Lane and immediate left onto Tamworth Road and the property can be found on the right hand side.
8400AMJG

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 8mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

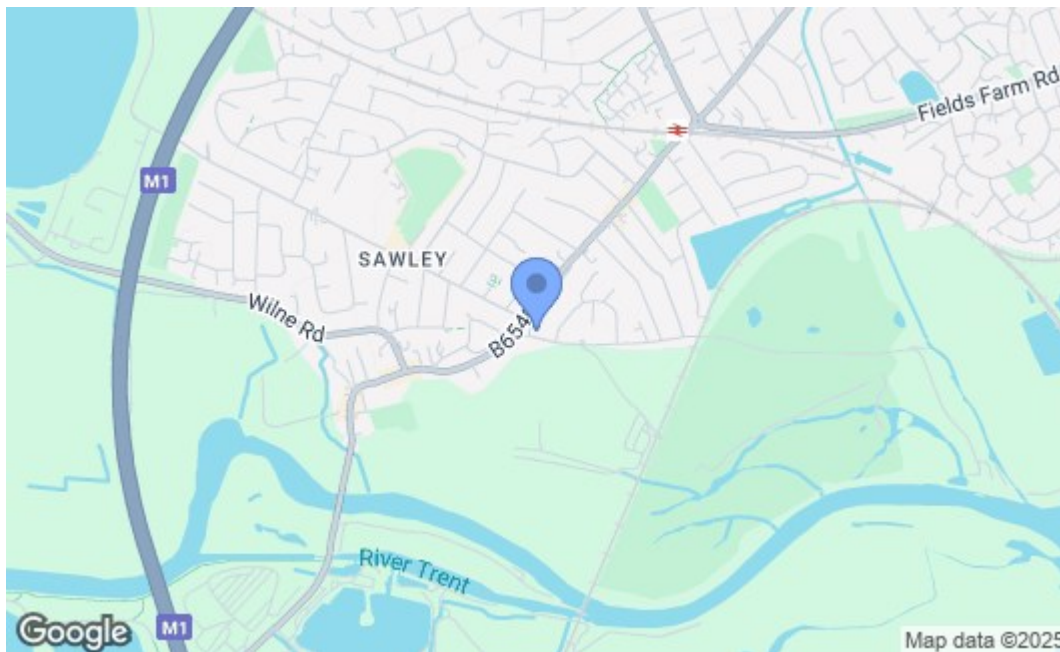
Flood Defenses – No

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		60	
(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.