



Reedman Road,  
Sawley, Nottingham  
NG10 3FD

**£270,000 Freehold**





A TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED HOUSE IN THE SOUGHT AFTER LOCATION OF REEDMAN ROAD IN SAWLEY

Nestled in the highly sought-after location of Reedman Road in Sawley, this beautifully presented 3-bedroom detached house exudes character and charm. Retaining an abundance of period features, the property offers a blend of traditional style and modern comfort, perfect for family living. The location is ideal, with shops, cafes, and pubs within walking distance, offering convenience for everyday needs. Additionally, there is significant potential to further enhance and extend the property, making it a fantastic opportunity for those seeking to put their own stamp on a beautiful home. With its fantastic blend of period charm, potential for expansion, and prime location, this property is not to be missed. Early viewing is highly recommended to fully appreciate what this delightful home has to offer.

The spacious accommodation comprises a welcoming entrance hallway, a cosy living room with period detailing, with sliding doors opening onto the dining room with original features that create a warm and inviting atmosphere. The property boasts a well-maintained kitchen with plenty of storage space, offering potential to extend and create a stunning kitchen diner to suit contemporary living. Upstairs, you'll find three generously sized bedrooms, all brimming with natural light, along with a family bathroom. Outside, the property enjoys a fully enclosed well-kept garden with patio areas and ample space to relax and entertain. To the front, there is a gated driveway, behind a hedge for privacy. There is also a lean to structure to the side, which current sellers use as storage.

As well as the local shops and schools for younger children there are the Asda, Tesco superstore and Lidl and schools for older children found in nearby Long Eaton, there are healthcare and sports facilities including Trent Lock Golf Club and West Park Leisure Centre and adjoining playing fields, walks at the picturesque Trent Lock and along the banks of the river, several local pubs and restaurants and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Sky Link bus service, Long Eaton station which is only a few minutes walk away and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities. The location is ideal, with shops, cafes, and pubs within walking distance, offering convenience for everyday needs.





### Entrance Hall

10'5" x 6'6" approx (3.2m x 2m approx)

With uPVC double glazed door to the front with inset stained glass, two uPVC double glazed patterned windows to either side, carpeted flooring, ceiling light, radiator, under stairs cupboard, with doors off to the lounge, kitchen and stairs to first floor,

### Ground Floor w.c.

3' x 4 (0.91m x 1.22m)

WC and uPVC window to the side.

### Lounge

13'5" x 11'6" approx (4.11m x 3.53m approx)

With uPVC bay fronted windows over looking the front, with inset stained glass panels to the top of the windows, carpeted flooring, ceiling light, with ceiling rose, picture rail, radiator, TV point, gas fireplace.

### Dining Room

12'11" x 10'11" approx (3.96 x 3.33m approx)

With uPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, picture rail, gas fireplace, with marble style surround and tiled hearth.

### Kitchen

13'1" x 6'11" approx (4m x 2.13m approx)

uPVC double glazed door to the side, two uPVC double glazed windows to the side and rear, laminate flooring, ceiling light.

The kitchen consists of white gloss shaker style wall, drawer and base units to three walls, with grey contemporary laminate rolled edge work top, white tile splash-back, ceramic inset 1 1/2 sink with drainer with brass swan neck mixer tap, integral dishwasher, fan oven, four ring gas hob, extractor, integral under counter fridge freezer.

### First Floor Landing

8'2" x 6'5" approx (2.5m x 1.98m approx)

uPVC double glazed patterned window to the side elevation, carpeted flooring, ceiling light, with doors off to the three bedrooms and family bathroom.

### Bedroom One

13'1" x 10'11" approx (4m x 3.33m approx)

With uPVC double glazed window to the rear elevation, carpeted flooring, radiator, ceiling light, picture rail, fitted wardrobes and in-built cupboard.

### Bedroom Two

11'9" x 11'6" approx (3.6m x 3.53m approx)

uPVC double glazed bay window to the front, carpeted flooring, ceiling light, radiator, fitted wardrobes.

### Bedroom Three

9'4" x 6'6", 42'7" approx (2.87m x 2.13m approx)

With uPVC double glazed window to the rear, carpeted flooring, ceiling light and ceiling rose, radiator, access to the loft via a loft hatch.

### Bathroom

7'8" x 6'6" approx (2.36m x 2m approx)

With uPVC double glazed patterned window to the rear, with carpeted flooring, ceiling light, radiator, panelled bath with electric shower above, tile splash-back, extractor fan, low flush w.c, pedestal sink and an electric wall mounted heater.

### Outside

To the front there is a driveway behind iron gates, leading to a pebbled area for potential further parking, behind a small brick wall with hedge above for privacy. To the rear of the property, the enclosed garden has a lawned area with a patio seating area ideal for al-fresco dining and a shed for storage with shrub and plant borders to the edges. To the side, there is a lean-to garage store with power and lighting which can be access to the front and rear.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley and turn right into Reedman Road.

8371JG

### Council Tax

Erewash Council Tax Band C

### Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 60mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

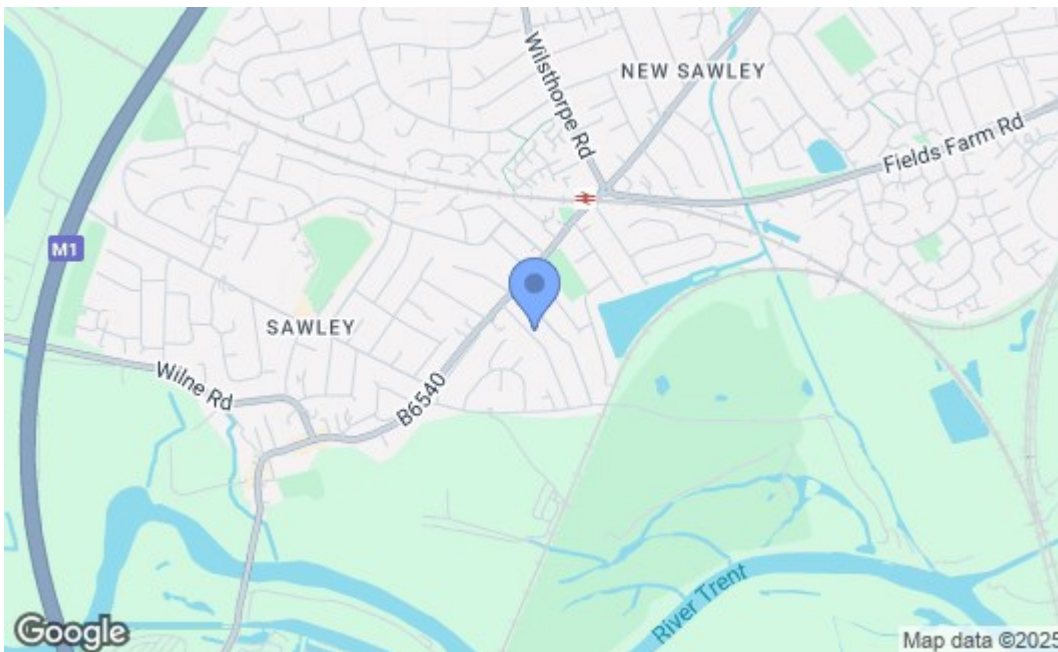
Flood Defenses – No

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			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.