



Hilton Close,  
Sawley, Nottingham  
NG10 3DF

**O/I/R £200,000 Freehold**

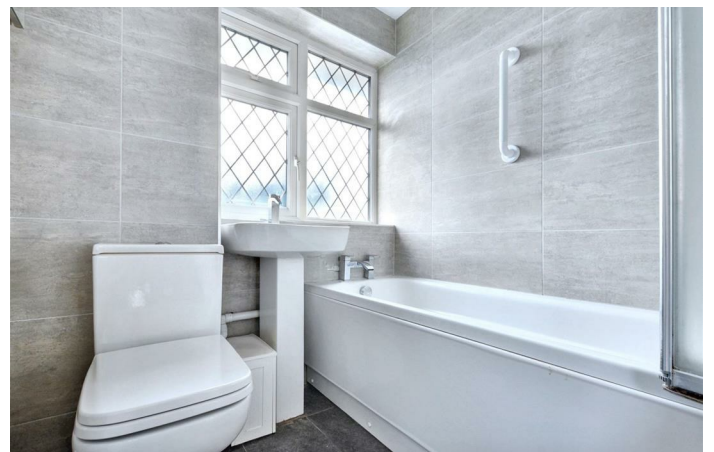


THIS IS A THREE BEDROOM SEMI DETACHED HOUSE RQUIRING SOME UPDATING WORKS WHICH IS SITUATED ON A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA.

Being located on Hilton Close, which is a quiet cul-de-sac on the edge of Sawley, this three bedroom semi detached home is now being sold with the benefit of NO UPWARD CHAIN. The property does need some updating and cosmetic works carrying out and the garden at the rear also needs landscaping but the property has the potential to provide a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom home close to excellent local amenities and facilities.

The property is constructed of brick with panelling to the front under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating with there being a relatively newly fitted boiler and double glazing throughout. Being entered through a stylish composite front door, the accommodation includes a reception hall, lounge, a well fitted kitchen which has extensive ranges of wall and base units and a cooking Range, there is a conservatory which could provide a separate dining area and has doors opening to the private rear garden. To the first floor the landing leads to the three bedrooms and the bathroom which has over recent years been updated and benefits from having a mains flow shower over the bath. Outside there is a drive and additional parking at the front, a garage runs down the left hand side and at the rear there is a garden which needs some attention and is kept private with fencing to the three boundaries.

Sawley is a well served area and has a number of local shops including a Co-op convenience store on Draycott Road as well as further shops on Tamworth Road and in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is a local infant and primary school with schools for older children being found in Long Eaton, healthcare and sports facilities which includes the Trent Lock Golf Club, walks in the nearby open countryside and at Trent Lock, several local pubs and restaurants and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite panelled front door with an opaque glazed side panel leading to:

### Reception Hall

Stairs with chrome hand rail leading to the first floor and a radiator.

### Lounge/Sitting Room

15'5 x 10'10 approx (4.70m x 3.30m approx)

Double glazed leaded window to the front, ornate Adam style fireplace with a gas fire and inset with hearth, radiator and cornice to the wall and ceiling.

### Kitchen

14'1 x 9' approx (4.29m x 2.74m approx)

The kitchen is fitted with wood grain effect units and has a 1½ bowl stainless steel sink with a mixer tap set in a work surface with cupboards and spaces for an automatic washing machine and dishwasher below, cooking Range with back plate and hood over, work surface with cupboards and drawers below and an L shaped work surface with cupboards and a wine rack beneath, matching eye level wall cupboards and a further wine rack, double glazed leaded window to the rear, tiled flooring, understairs storage/cloaks cupboard and a Georgian glazed door leading into:

### Conservatory

15' x 7'3 approx (4.57m x 2.21m approx)

Double glazed door and double glazed, double opening French doors leading out to the garden with double glazed windows to the left hand side and rear and double glazed eye level windows to the right hand side and tiled flooring.

### First Floor Landing

Double glazed leaded window to the side, built-in storage cupboard and access to the loft.

### Bedroom 1

12'11 x 7'11 approx (3.94m x 2.41m approx)

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

### Bedroom 2

9'9 x 8' approx (2.97m x 2.44m approx)

Double glazed leaded window to the rear, radiator and built-in wardrobes with cupboards over.

### Bedroom 3

9'9 x 6'11 approx (2.97m x 1.85m approx)

Double glazed leaded window to the front and a radiator.

### Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap and mains flow shower over with a rainwater shower head and hand held shower, pedestal wash hand basin with a

mixer tap, low flush w.c., chrome ladder towel radiator, opaque double glazed leaded window, tiled flooring, recessed lighting to the ceiling and a double mirror fronted wall cabinet.

### Outside

At the front of the property there is a driveway in front of the garage and further car standing with a fence to the right hand boundary.

At the rear there is a private garden which needs attention with fencing to the boundaries with an outside water supply is provided in the garden.

### Garage

25'7 x 7'10 approx (7.80m x 2.39m approx)

The garage extends down the left hand side of the property and has an up and over door at the front, a door to the rear and a recently installed boiler is mounted on a wall in the garage.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island by the railway station continue straight over and into Sawley. Take the right hand turning on to Draycott Road and after some distance take the left hand turning on to Repton Road. Turn right onto Twyford Road and then second right on to Hilton Close. 8444AMMP

### 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

Broadband Speed - Standard 4mbps Superfast 71mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

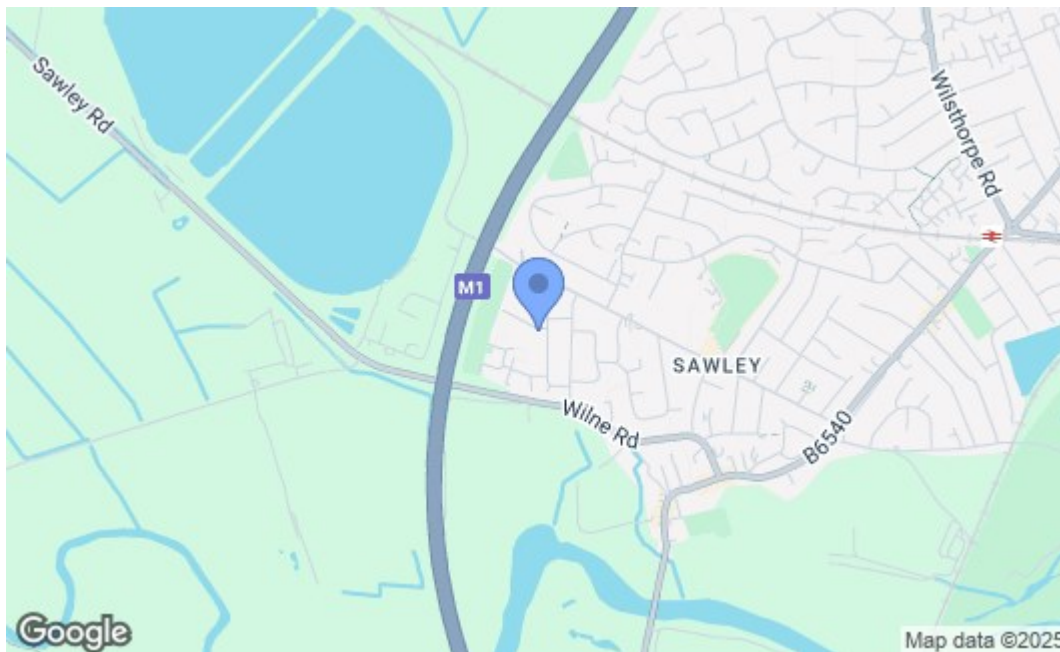
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.