



Tamworth Road,  
Sawley, Nottingham  
NG10 3FF

**O/I/R £290,000 Freehold**



A THREE BEDROOM DETACHED FAMILY HOME SELLING WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this detached family home located on Tamworth Road. Boasting ample off road parking and a detached garage, the property breathes space as soon as you walk in the door with the light, airy and roomy entrance hall providing access to the accommodation. The property is conveniently located for a range of local shops and amenities in addition to great access roads such as the M1 and A50.

The property breathes light and space throughout and in brief the internal accommodation comprises of an entrance hall, ground floor w.c., a modern kitchen, extended lounge diner with window to the front and patio doors to the rear. To the first floor, there are three good sized bedrooms and a family bathroom.

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.



### Hallway

UPVC door to the front, newly fitted carpets, radiator, stairs to first floor and doors to:

### Ground Floor w.c.

Double glazed windows to the front and side, tiled flooring, low flush w.c., corner sink with vanity cupboard under.

### Kitchen

11'5 x 9'10 approx (3.48m x 3.00m approx)

Double glazed door and windows to the rear and side, range of wall, base and drawer units with work surfaces over, inset sink and drainer with mixer tap, electric hob and oven, space and plumbing for a washing machine, space for a fridge freezer, breakfast bar with radiator under and wall mounted boiler.

### Lounge/Dining Room

15'4 x 9'11 approx (4.67m x 3.02m approx)

Double glazed patio doors to the rear and three eye level windows to the side, newly fitted carpet and a brick fireplace with inset fire and tiled surround.

### Dining Area

14'7 x 12'11 approx (4.45m x 3.68m approx)

Double glazed window to the front and newly fitted carpet.

### First Floor Landing

Double glazed window to the side and doors to:

### Bedroom 1

12'7 x 9'10 approx (3.84m x 3.00m approx)

New double glazed uPVC window to the rear, newly fitted carpet, radiator and built in wardrobe.

### Bedroom 2

11'11 x 9'4 approx (3.63m x 2.84m approx)

New double glazed uPVC window to the rear, newly fitted carpet, radiator and built in wardrobe.

### Bedroom 3

8'5 x 6'10 approx (2.57m x 2.08m approx)

New double glazed uPVC window to the rear, newly fitted carpet and a radiator.

### Bathroom

8'9 x 7'4 approx (2.67m x 2.24m approx)

New double glazed uPVC windows to the side and front, vinyl flooring, fitted suite comprising panelled bath with electric shower over, low level flush WC, basin with pedestal.

### Outside

To the front of the property is a generous driveway for multiple cars, lawn and shrub area along with established trees. Access to the rear of the property via a wooden gate and access to the garage. The rear low maintenance garden is partly lawn and patio.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the bridge into Sawley and the property can be found on the right hand side.

8425AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 8mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

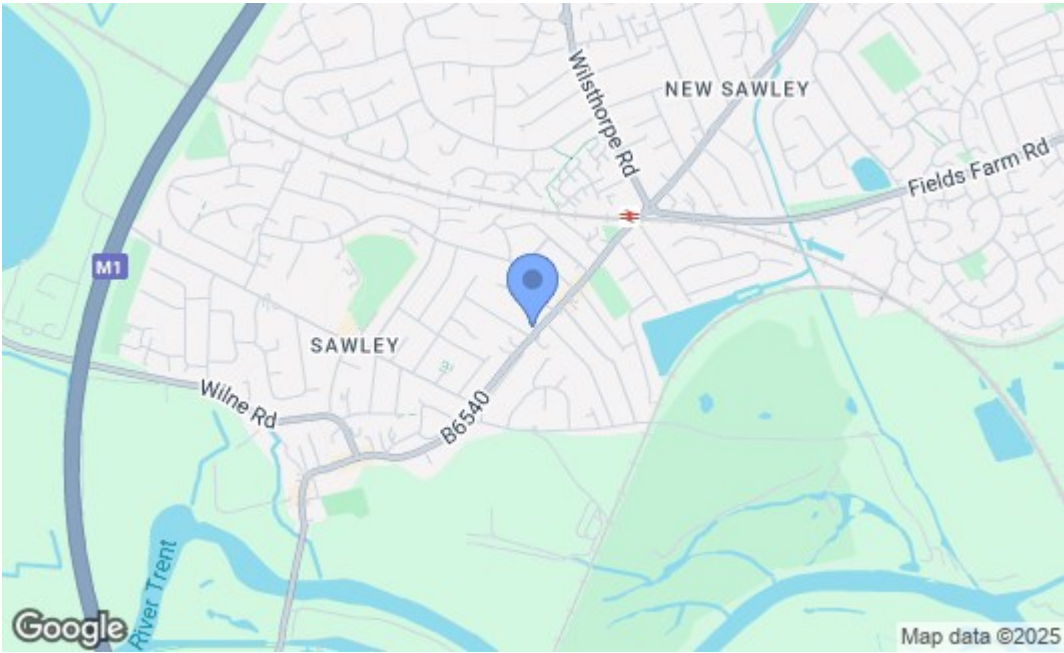
Flood Defenses – No

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                                                     |         | 83        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 54      |           |
| (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 <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 |         |           |
| 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.