



Netherfield Road,  
Sawley, Nottingham  
NG10 3FX

**£239,950 Freehold**





A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND MATURE REAR GARDEN, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to be instructed to market this fantastic example of a three bedroom semi-detached house, perfect for a wide range of buyers. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, kitchen with pantry, large bay fronted lounge and sun room to the rear. To the first floor the landing leads to three generous bedrooms with a family shower room and separate WC. To the exterior, the property benefits from off street parking with a front garden and access into the garage. To the rear there is an enclosed and mature garden with a patio area, turf and mature flower beds.

Located in the popular residential village of Sawley, close to a wide range of local schools, shops and parks. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with the local train station within walking distance and East Midlands Airport being just a short drive away.



### Entrance Hallway

uPVC double glazed front door, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Lounge

11'9 x 23'3 (3.58m x 7.09m)

uPVC double glazed bay window overlooking the front, carpeted flooring, gas fire, radiator, aluminium sliding doors leading to the sun room, painted plaster ceiling, ceiling light.

### Sun Room

10'6 x 4'0 (3.20m x 1.22m)

uPVC double glazed sliding doors overlooking and leading to the garden, carpeted flooring, painted plaster ceiling, ceiling light.

### Kitchen

12'6 x 6'4 (3.81m x 1.93m)

uPVC double glazed window overlooking the side and the rear with a uPVC double glazed door leading to the side, pantry/under stairs storage space, tiled flooring, integrated electric oven with electric hob, space for washing machine, space for fridge/freezer, painted plaster ceiling, ceiling light.

### Landing

uPVC double glazed window overlooking the side, carpeted flooring, painted plaster ceiling, ceiling light.

### Bedroom One

10'3 x 11'9 (3.12m x 3.58m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### Bedroom Two

12'3 x 11'8 (3.73m x 3.56m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

6'5 x 7'0 (1.96m x 2.13m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling.

### Shower Room

6'5 x 5'3 (1.96m x 1.60m)

uPVC double glazed patterned window overlooking the rear,

### WC

2'3 x 3'5 (0.69m x 1.04m)

uPVC double glazed patterned window overlooking the side, vinyl flooring, WC, painted plaster ceiling, ceiling light.

### Outside

To the front there is a small garden and off street parking via a driveway. To the rear there is an enclosed garden with a patio area, turf and mature flower beds with access into the garage through an up and over manual door.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Netherfield Road can be found as a turning on the left hand side.

8592RS

### 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 AND VIRGIN

Broadband Speed - Standard 6 mbps

Superfast 35 mbps

Ultrafast 1800 mbps

Phone Signal – O2, THREE, VODAFONE AND EE

Sewage – Mains supply

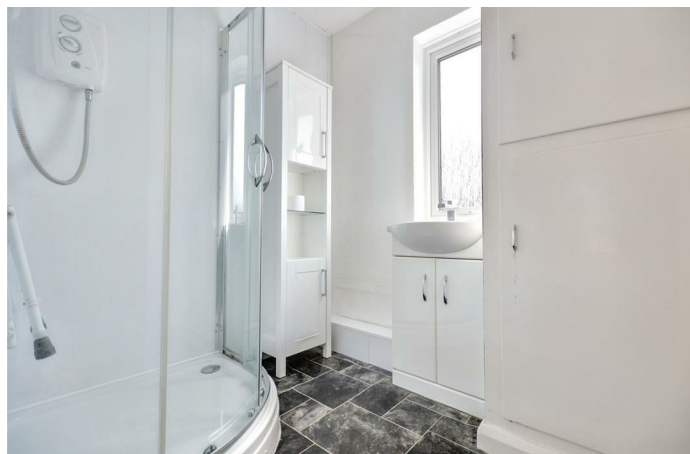
Flood Risk – No, surface water

Flood Defenses – No

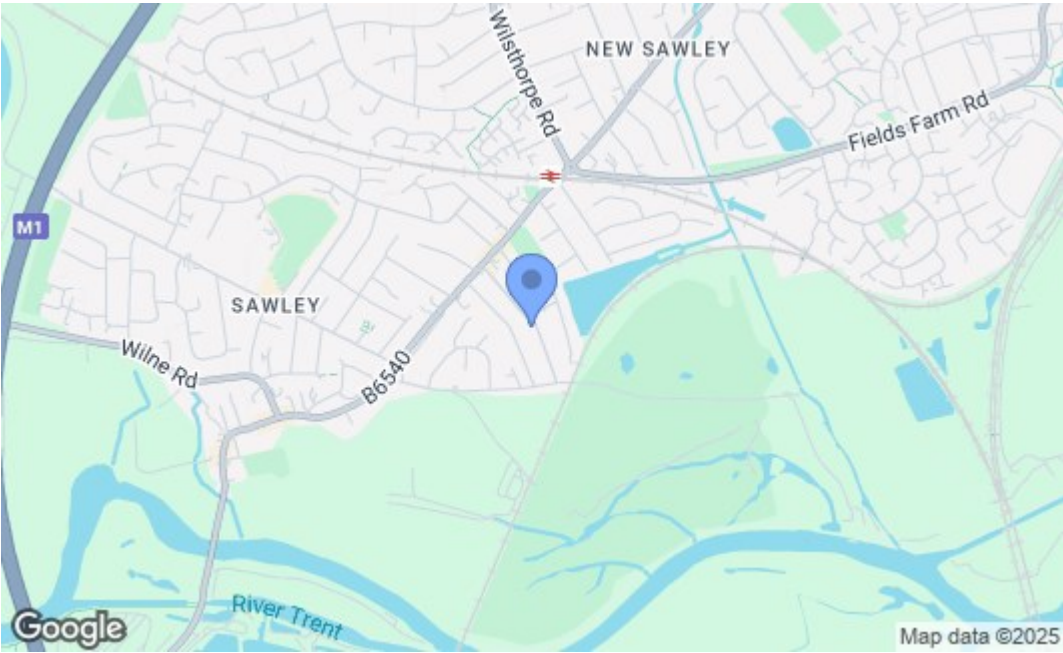
Non-Standard Construction – No

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	62	
(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.