



Wilne Close,  
Sawley, Nottingham  
NG10 3AQ

**O/O £415,000 Freehold**



THIS IS AN ALMOST BRAND NEW FOUR DOUBLE BEDROOM DETACHED HOME SITUATED ON A QUIET CUL-DE-SAC CLOSE TO FIELDS AND OPEN COUNTRYSIDE, BUT ONLY A SHORT DISTANCE AWAY FROM MANY LOCAL AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Being located on this quiet cul-de-sac on the edge of Sawley, this almost brand new property provides a lovely family home with an open plan ground floor living area and four double bedrooms. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the whole property for themselves. The property was built by a local builder with an excellent reputation for high quality traditional buildings and being only 2 years ago the property will be covered by the usual new build guarantees. The property is well placed for easy access to all the local amenities and facilities provided by Sawley and the surrounding area which includes excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Wilne Close with a block paved driveway at the front and is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of gas central heating, with underfloor heating to the ground floor, and double glazing throughout. Being entered through a stylish composite front door, the accommodation includes a reception hall with a ground floor w.c. off, there is a lounge positioned at the front of the house, the open plan living/dining kitchen is at the rear and has bi-fold and French doors leading out to the private rear garden. The kitchen area within the open plan living space is exclusively fitted with white gloss and black contrasting units and has several integrated appliances and there is a separate utility room which has a door providing access out to the side of the house. To the first floor the landing leads to the four double bedrooms with the main bedroom having an en-suite shower room and there is the family bathroom which has a shower over the bath. Outside there is an integral garage with an electric roller shutter door to the front, the block paved parking at the front and there is access either side of the property to the rear where there is an Indian sandstone patio leading onto a lawn with fencing to the sides and a wall to the rear boundary.

There is a Co-op convenience store situated on Draycott Road and more shops found on Tamworth Road in Sawley with Long Eaton only being a short drive away where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the Trent Lock Golf Club, walks in the surrounding open countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton train station, East Midlands Airport which can be reached via the Skylink bus, 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.



## Porch

Open porch with an outside light leading through a stylish composite front door with two inset leaded glazed panels with an opaque glazed side panel to:

## Reception Hall

Stairs with balustrade and cloaks hanging space under leading to the first floor; carpeted flooring with underfloor heating to the hall, oak doors with inset glazed panels leading to the lounge, utility room and living/dining kitchen and a solid oak panelled door to:

## Ground Floor w.c.

Having a white low flush w.c., hand basin with a mixer tap, cupboard under and tiled splashback and a wall mounted cabinet above, tiled flooring with underfloor heating and an extractor fan.

## Lounge

13'3 x 9'8 approx (4.04m x 2.95m approx)

Double glazed window with a fitted Hillary's vertical blind to the front, TV aerial point and power points for a wall mounted TV and carpeted flooring with underfloor heating.

## Living/Dining Kitchen

24'7 to 11'2 x 24'8 to 10'3 overall (7.49m to 3.40m x 7.52m to 3.12m overall)

The kitchen area within this open plan living space is exclusively fitted with white gloss and contrasting black units having brushed stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a granite work surface which extends to two walls and has cupboards, drawers and an integrated dishwasher below, Bosch oven and a Hisense combination oven with cupboards above and below, a hood over the cooking area and a second extractor fan, upright integrated fridge/freezer, matching eye level wall cupboards with lighting under, tiling to the walls by the worksurface areas, central island with a granite surface, seating to one side and cupboards under, bi-fold doors with Hillary's fitted blinds leading out to the rear garden and tiled flooring with underfloor heating.

The sitting/dining area within this large open plan living space has a full height double glazed window to the side, carpeted flooring with underfloor heating, double glazed, double opening French doors having double glazed windows to either side leading out to the rear garden, USB charging point on the power point and a TV aerial point and power point for a wall mounted TV.

## Utility Room

7'4 x 5' approx (2.24m x 1.52m approx)

The utility room has a stainless steel sink with a mixer tap set in a work surface with cupboards and spaces for an automatic washing machine and tumble dryer below, two wall mounted wall cupboards, tiled flooring with underfloor heating, extractor fan and half opaque double glazed door leading out to the side of the property where there is a drying area with retractable canopy at the side.

## First Floor Landing

The balustrade continues from the stairs onto the landing, oak panelled doors leading to the bedrooms and bathroom, hatch with ladder to the loft which is boarded and has a power point, built-in storage cupboard having hanging space and shelving and a lightwell to the ceiling providing natural light to the landing.

## Bedroom 1

12'4 x 11'4 approx (3.76m x 3.45m approx)

Double glazed window to the rear, USB charging point on a power point, TV point and a radiator.

## En-Suite

The en-suite to the main bedroom has a corner shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and curved glazed door and protective screens, low flush w.c., pedestal wash hand basin with a mixer tap and tiled splashback, low flush w.c., tiled flooring, chrome ladder towel radiator, opaque double glazed window and an electric shaver point.

## Bedroom 2

11'7 x 11'3 approx (3.53m x 3.43m approx)

Double glazed window to the rear and a radiator, USB charging point on a power point and a TV point.

## Bedroom 3

12'8 x 9'2 approx (3.86m x 2.79m approx)

Double glazed window with a view over the open fields to the front, radiator and TV point.

## Bedroom 4

9'2 x 8'2 approx (2.79m x 2.49m approx)

Double glazed window to the front with a view over the open fields, TV point and power point for a wall mounted TV and an oak panelled door to a built-in storage cupboard having a hanging rail and shelving.

## Bathroom

The main bathroom has a white suite and includes a panelled bath with a mixer tap and Mira electric shower over, tiling to three walls and a glazed protective screen, hand basin set on a surface with a mixer tap, tiled splashback and a double cupboard under, low flush w.c. with a concealed cistern, two double mirror fronted wall cabinets, tiled flooring, chrome ladder towel radiator, electric shaver point, extractor fan and an opaque double glazed window.

## Outside

At the front of the property there is a block paved drive and parking area which provides off the road parking for at least two vehicles, a lawned area, wall to the right hand boundary and there are paths either side of the house leading to the rear garden.

To the right hand side of the house there is a retractable canopy attached to the wall of the property which provides a drying area, there is a light and a bin storage area at the side of the house.

There is an Indian sandstone patio at the rear of the property and this leads onto a lawned garden which has borders to the side and there is a wall to the rear boundary with trees to provide natural screening at the rear. There are two further outside lights at the rear of the house and an outside tap at the side of the property.

## Garage

15'7 x 8'5 approx (4.75m x 2.57m approx)

The integral garage has an electric roller shutter door to the front, the boiler is mounted on a wall in the garage, manifolds for the underfloor heating to the ground floor are housed in the garage and power points and lighting are provided.

## Shed

8'3 x 5'3 approx (2.51m x 1.60m approx)

There is a wood effect steel shed positioned at the rear of the property with double sliding doors and having a pitched roof.

## 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 after the bend turn right into Wilne Road and follow the road around where Wilne Close can be found as a turning on the right hand side.  
8618AMMP

## Council Tax

Erewash Borough Council Band D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 60mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

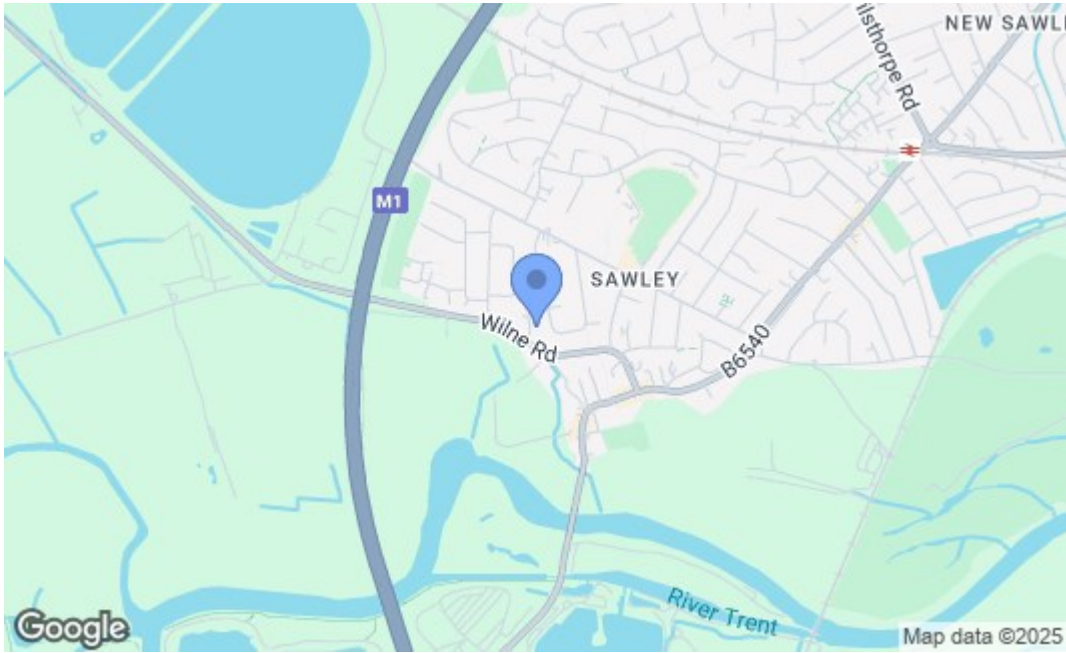
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(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.