

Netherfield Road,  
Sawley, Nottingham  
NG10 3FX

**Price Guide £230-235,000**

**Freehold**



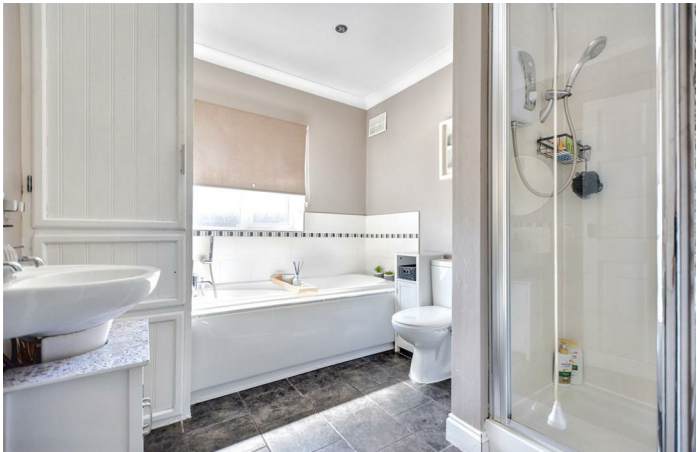


A WELL PRESENTED AND DECEPTIVELY SPACIOUS, TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH AN ATTIC ROOM, TWO RECEPTION ROOMS, OFF STREET PARKING AND ENCLOSED GARDEN.

Robert Ellis are delighted to bring to the market this superb example of a two bedroom semi-detached house . The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This would be an ideal home for a wide range of buyers including first time buyers, families and people who are looking to downsize alike and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge, kitchen/diner with integrated appliances and conservatory. To the first floor, the landing leads to two spacious double bedrooms and a four piece family bathroom suite. The loft has been converted and can currently be used as an attic room for extra space, a play room or work from home office. To the front, there is off street parking via a driveway and to the rear, an enclosed garden with decking and turf.

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 including being walking distance to the local train station and having fantastic access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away.



### Entrance Hall

Composite front door, tiled flooring, radiator, storage cupboard, painted plaster ceiling, ceiling light.

### Lounge

9'5 x 16'0 (2.87m x 4.88m)

uPVC double glazed window overlooking the front, laminate flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

### Kitchen/Diner

7'9 x 15'7 x 14'1 (2.36m x 4.75m x 4.29m)

uPVC double glazed French doors leading to the conservatory, uPVC double glazed windows overlooking the rear and the side, tiled flooring, radiator, integrated dishwasher, integrated electric oven, gas hob and overhead extractor fan, space for washing machine, space for tumble dryer, space for fridge freezer, textured ceiling, ceiling light.

### Conservatory

8'7 x 8'0 (2.62m x 2.44m)

uPVC double glazed French doors leading to the kitchen diner and the rear garden, uPVC double glazed windows overlooking the rear garden, tiled flooring, ceiling light.

### Landing

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

### Bedroom One

9'1 x 15'7 x 12'3 (2.77m x 4.75m x 3.73m)

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

### Bedroom Two

12'6 x 7'4 (3.81m x 2.24m)

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

### Family Bathroom

8'4 x 7'5 (2.54m x 2.26m)

uPVC double glazed patterned window overlooking the

rear, tiled flooring, single enclosed shower unit, WC, pedestal sink, bath with mixer tap, wall mounted boiler with housing, heated towel rail, painted plaster ceiling, spotlights.

### Attic Room

10'1 x 9'2 (3.07m x 2.79m)

Velux window, carpeted flooring, eaves storage, radiator, painted plaster ceiling, ceiling light.

### Outside

To the front, the property boasts ample off street parking via a driveway and to the rear, an enclosed garden with decking, turf and storage shed.

### 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.

8636RS

### Council Tax

Erewash Borough Council Band A

### 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, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

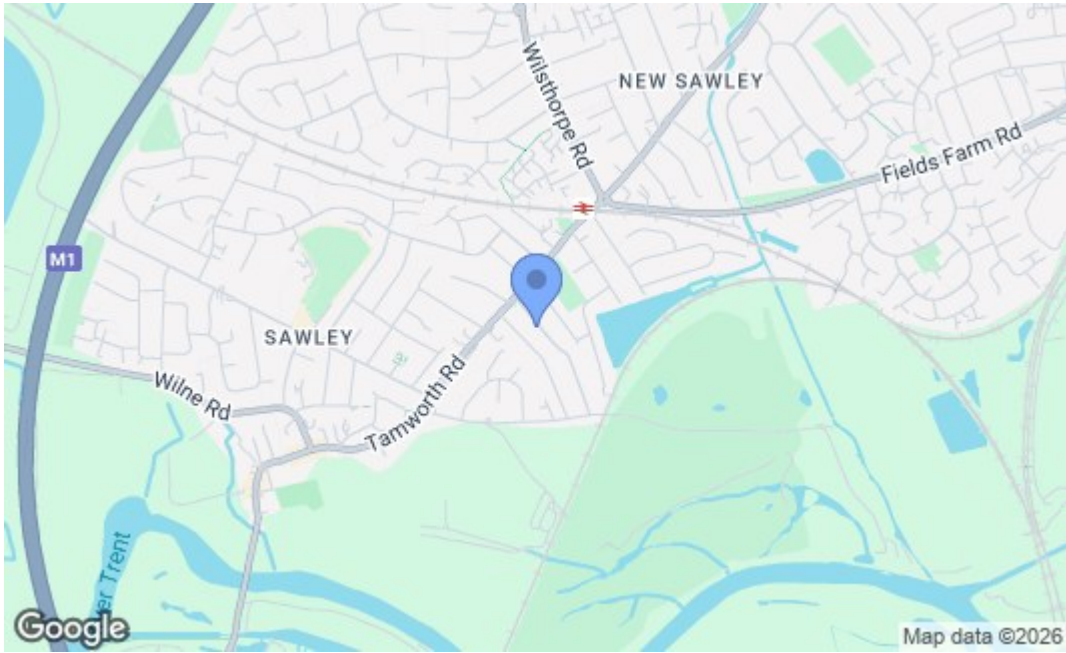
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				87
(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				
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) <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				
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.