

Wilmot Street,  
Sawley, Nottingham  
NG10 3GX

**Guide Price £225-230,000**  
**Freehold**



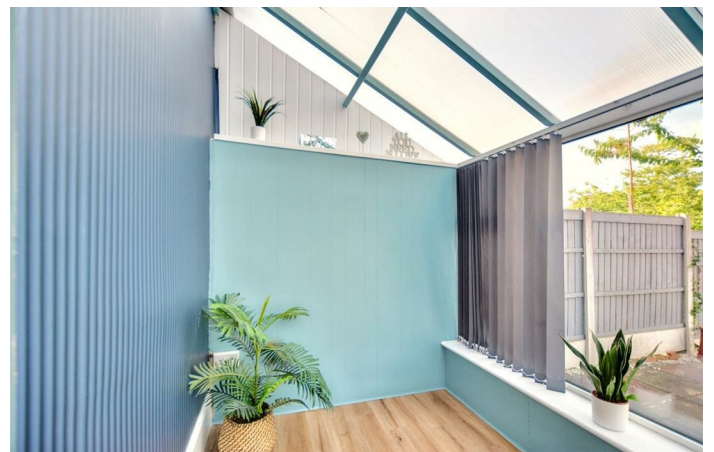
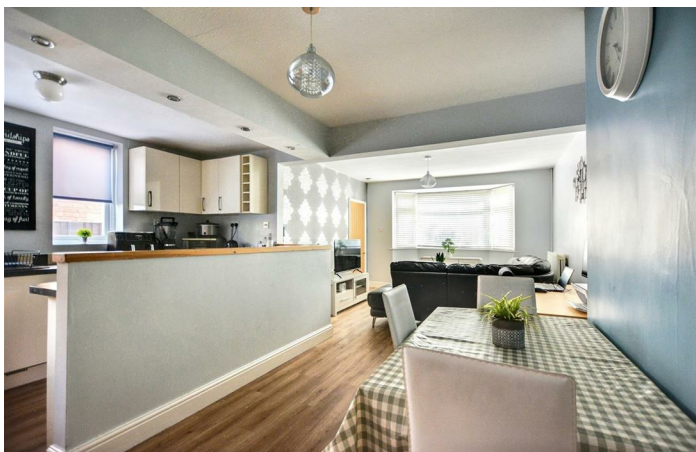


A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE FOUND WITHIN EASY REACH OF TRANSPORT LINKS AND WALKS IN OPEN COUNTRYSIDE.

Robert Ellis are pleased to offer to the market this well-maintained two bedroom semi-detached property, constructed in traditional brick and featuring attractive bay-fronted styling, offers comfortable open plan and stylish living in a highly convenient location. Situated on the ever-popular Wilmot Street, the property is just a short distance from the local train station and a range of amenities, making it perfect for commuters, first-time buyers, or those looking to downsize. The property benefits from double glazing throughout and a spacious open plan living area, ideal for modern living and entertaining. Additional features include a downstairs WC and a bright sun room that adds valuable extra living space and overlooks the garden. Don't miss this opportunity to secure a delightful home in a prime location. Early viewing is highly recommended.

The property is of brick construction and benefits from gas central heating along with being fully double glazed. Internal accommodation briefly comprises of an entrance hall, open plan lounge/dining/kitchen providing a fantastic open space. To the rear aspect, there is a sun room and WC completing the ground floor accommodation. To the first floor, there are two double bedrooms and a bathroom.

The property is well placed for easy access to the local shops provided by Sawley with there being a Co-op store on Draycott Road which is only a few minutes away, there are schools for younger children which are within walking distance of the house with The Long Eaton School for older children also being within easy reach. There are healthcare and sports facilities including the Trent Lock Golf Club, walks in the surrounding picturesque countryside and along the banks of the River Trent and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Double glazed door to the front, stairs to the first floor and door to:

### Lounge

12'8 into bay x 12'2 approx (3.86m into bay x 3.71m approx)

Double glazed bay window to the front, LVT flooring, radiator.

### Dining Kitchen

11'9 x 15'5 max approx (3.58m x 4.70m max approx)

LVT flooring, radiator, door to the sun room and open to the kitchen area.

The kitchen has two double glazed windows to the side, wall, base and drawer units with work surfaces over, inset sink and drainer, part tiled walls, integrated electric oven, four ring gas hob and extractor over, plumbing for a washing machine and dishwasher.

### Sun Room

8'6 x 6' approx (2.59m x 1.83m approx)

LVT flooring, double glazed window and door to the rear, door to:

### Cloaks/w.c.

Low flush w.c. and LVT flooring.

### First Floor Landing

#### Bedroom 1

12'2 x 10'11 approx (3.71m x 3.33m approx)

Double glazed window to the front, radiator.

#### Bedroom 2

11'11 x 9'2 approx (3.63m x 2.79m approx)

Double glazed window to the rear, radiator.

### Bathroom

Double glazed window to the rear, wall mounted towel rail, low flush w.c., pedestal wash hand basin, panelled bath, wall mounted electric shower, tiled flooring, part tiled walls, cupboard housing the boiler.

### Outside

To the front of the property there is potential for off street parking, subject to permissions.

There is a patio area to the rear, garden laid to lawn with fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and proceed straight over the traffic island and into Sawley. Turn right into Harrington Street, left into Wilmot Street and the property can be found on the right.

### 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, Virgin

Broadband Speed - Standard 8mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

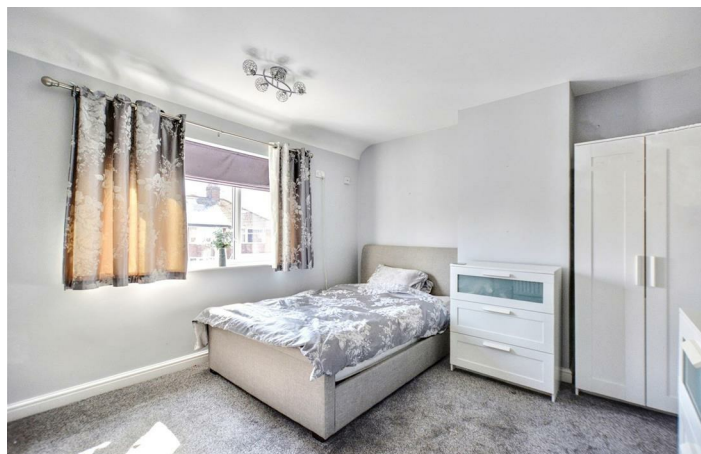
Flood Risk – No, surface water very low

Flood Defenses – No

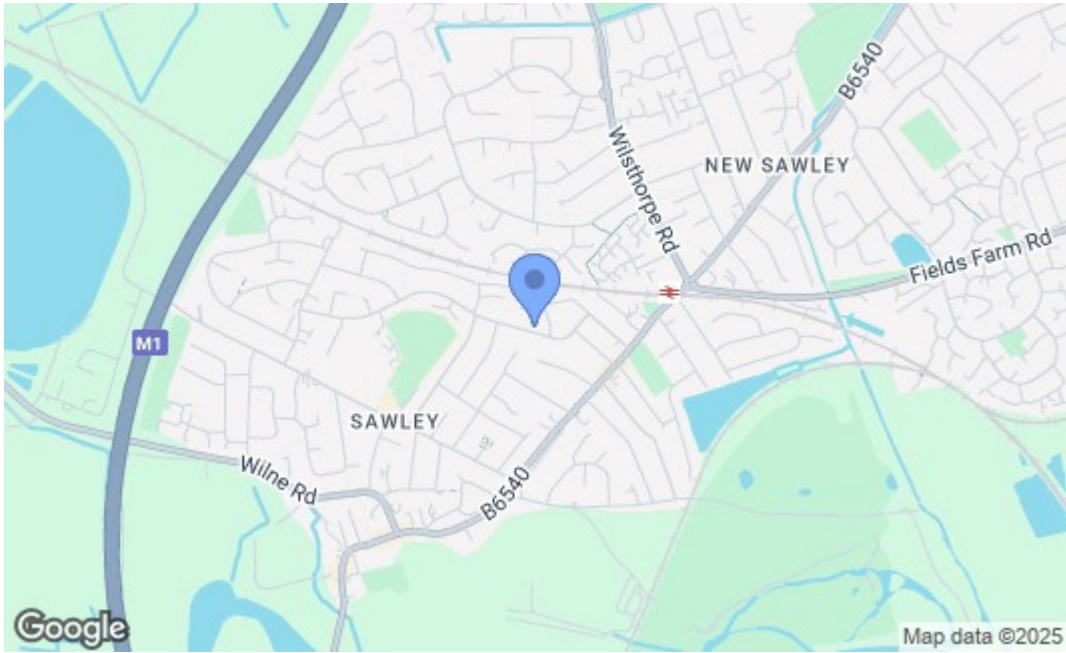
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.