

# Robert Ellis

*look no further...*



Wren Court,  
Sawley, Nottingham  
NG10 3AG

**£275,000 Freehold**

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A THREE BEDROOM MID TERRACE PROPERTY OFFERING ACCOMMODATION OVER THREE FLOORS WITH GREAT MASTER SUITE WITH DRESSING ROOM AND ENSUITE BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this three storey home set within this popular part of Sawley. Offering approx. 1000sqft of internal accommodation, this home really needs to be viewed internally to appreciate the space on offer. Set over three levels, with three bedrooms on offer and master bedroom having a dressing area and en-suite, makes this without doubt, one of the main selling points about this property. Being positioned with easy access to Long Eaton train station whilst also being close reach to the A50, M1 and East Midlands Airport. There are also glorious walks locally, whether that be with your family, friends or your daily dog walk.

This property benefits from gas central heating and arrives to the market offering no onward chain. Internally the accommodation briefly comprises of an entrance hall, lounge, ground floor wc and Kitchen to the ground floor. To the first floor, there are two bedrooms along with the family bathroom. The second floor is accessed via the stairs on the landing and leads to the master bedroom which is a fantastic size and also offers a dressing area with fitted wardrobes and a four piece en-suite. There are two courtyard parking spaces.

Sawley is a very popular area in which to live with the cottages being close to open countryside and there are a number of local amenities and facilities including various shops with there being a Co-op convenience store on Draycott Road and other shopping facilities found on Tamworth Road, healthcare and sports facilities which include the Trent Lock Golf Club, in nearby Long Eaton there are Tesco, Asda and Aldi superstores and many other retail outlets, walks in the surrounding picturesque countryside and along the banks of the River Trent and the excellent 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 Hallway

8'2 x 4'3 approx (2.49m x 1.30m approx)

Composite door to the front with inset stained glass, laminate flooring, radiator, ceiling light, door to lounge/diner and stairs to the first floor.

### Lounge/Diner

11'7 x 14'5 approx (3.53m x 4.39m approx)

UPVC double glazed window to the front, two radiators, carpeted flooring, ceiling light, TV point, coving, gas fireplace and surround, open to:

### Lobby

2'9 x 5'8 approx (0.84m x 1.73m approx)

This area between the lounge and kitchen has a ceiling light, carpeted flooring and door to:

### Cloaks/w.c.

4'5 x 2'7 approx (1.35m x 0.79m approx)

Ceiling light, laminate flooring, radiator, wall mounted sink with splashback and a low flush w.c.

### Breakfast Kitchen

11'8 x 8'5 approx (3.56m x 2.57m approx)

UPVC double glazed sliding door to the rear, UPVC double glazed window to the rear, tiled floor, recessed ceiling spotlights, radiator, ceiling light, wooden style wall, drawer and base units with work surfaces over, cream tiled splashbacks, four ring gas hob, oven and extractor, composite black 1½ bowl sink and drainer with swan neck mixer tap.

### First Floor Landing

14'2 x 5'4 approx (4.32m x 1.63m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling lights, stairs to the second floor and doors to:

### Bedroom 2

11'4 x 11'8 approx (3.45m x 3.56m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

### Bedroom 3

5'7 x 9'6 approx (1.70m x 2.90m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

### Bathroom

5'7 x 6'2 approx (1.70m x 1.88m approx)

Carpeted flooring, ceiling light, radiator, pedestal wash hand basin, low flush w.c., panelled bath with electric shower over and extractor fan.

### Second Floor Landing

### Bedroom 1

11'8 x 10'5 approx (3.56m x 3.18m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, TV point and ceiling light. Open to:

### Dressing Area

6'5 x 8'5 approx (1.96m x 2.57m approx)

Carpeted flooring, radiator, ceiling light, loft access hatch and built-in wardrobes with hanging rails and shelving. Door to:

### En-Suite

6'6 x 9'4 approx (1.98m x 2.84m approx)

Obscure UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, extractor fan, pedestal wash hand basin, low flush w.c., enclosed shower cubicle with mains fed shower, panelled bath with tiled splashbacks and a airing/storage cupboard housing the water tank.

### Outside

To the front the property is set back from the road with an easily maintained garden.

There is a block paved patio to the rear with lawn, shed and fully enclosed with fencing. There is a parking space to the rear in the car park which, as you look at the property, is on the right hand side.

### Directions

Head out of Long Eaton along Tamworth Road and continue across the island by the railway station, still following Tamworth Road. Opposite the Church, take the right hand turning into Wren Court where the property is situated on the right hand side.  
8719JG

### Council Tax

Erewash band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

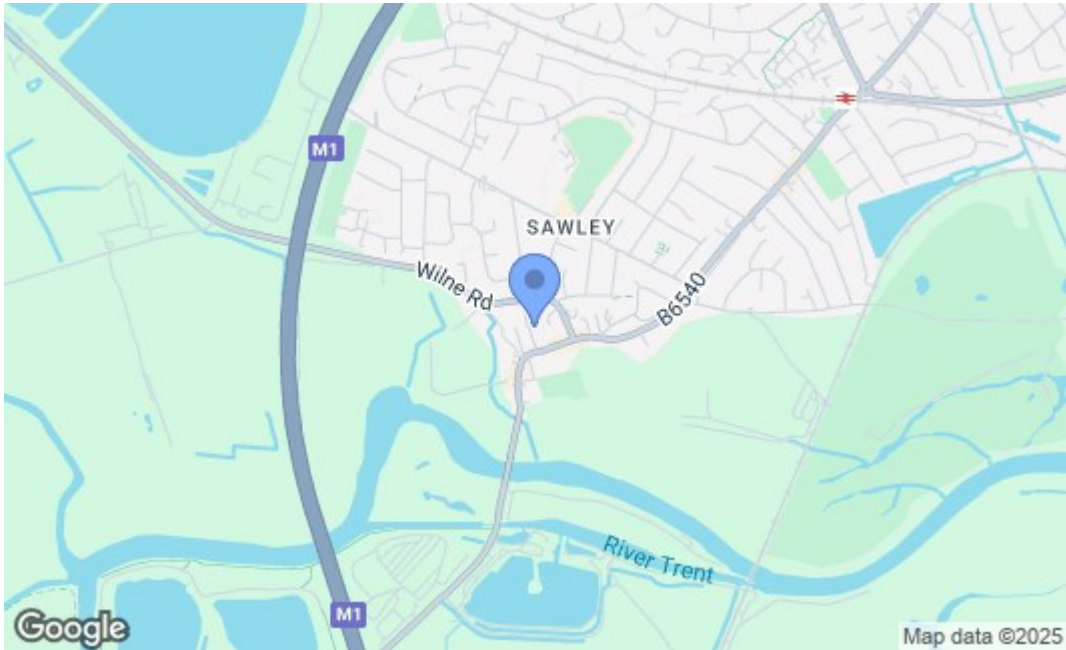
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	73	
(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.