



Sudbury Court,  
Sawley, Nottingham  
NG10 3EZ

**£189,950 Freehold**





THIS IS A LOVELY THREE DOUBLE BEDROOM MID PROPERTY WHICH IS TASTEFULLY FINISHED THROUGHOUT AND READY FOR IMMEDIATE OCCUPATION.

Being situated on Sudbury Court, on the outskirts of Sawley, this three double bedroom property will provide a lovely home for a whole range of buyers, from people purchasing their first property through to families who are looking for a three bedroom home which is close to excellent local schools and other amenities and facilities provided by Sawley and the surrounding area. For the size of the accommodation and privacy of the garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves with the property is being sold with the benefit of NO UPWARD CHAIN and is ready to move in to without having to carry out any work whatsoever.

The property stands back from a walkway at the front with a private South facing garden and benefiting from gas central heating and double glazing, the accommodation includes a reception hall, a large lounge which includes a dining area, an inner hallway with stairs to the first floor and a door to the well fitted kitchen which has wood grain effect finished wall and base units, there is a rear hall and a most useful ground floor cloaks/w.c. To the first floor the landing leads to the three double bedrooms and the recently re-fitted bathroom which is fully tiled and has a bath and separate shower. Outside there is the private South facing garden at the front of the house, the rear garden has several places to sit and enjoy outside living and there is a drive leading to the part integral garage.

Sawley has a local Co-op convenience store on Draycott Road with more shopping facilities being found on Tamworth Road, Long Eaton is only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for younger children within walking distance of the property, with the Long Eaton senior school only being a few minutes drive away, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the surrounding open countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, 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

UPVC front door with an inset opaque glazed panel and opaque double glazed side panel and Kamdean style flooring which extends across the ground floor living accommodation.

### Lounge/Dining Room

18'6 x 12' approx (5.64m x 3.66m approx)

Double glazed picture window to the front, stone effect electric flame effect fire set in a feature surround with a Cornish slate tiled hearth, Kamdean style flooring, two radiators and a door leading to:

### Inner Hall

Stairs with a balustrade and storage space beneath leading to the first floor; walk-in cloaks/storage cupboard with a light and power point, Kamdean style flooring, radiator and a Georgian glazed door leading to:

### Rear Hall

UPVC door with an inset opaque glazed panel and an opaque double glazed side panel leading out to the rear garden and Kamdean style flooring.

### Cloaks/w.c.

Having a white low flush w.c. and a wall mounted hand basin with a tiled splashback, opaque double glazed eye level window and tiled flooring.

### Kitchen

12'10 x 6'5 approx (3.91m x 1.96m approx)

The kitchen is fitted with wood grain effect finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring Belling hob set in a work surface which extends to two walls and has cupboards, drawers, space for an automatic washing machine and an oven below, work surface/breakfast bar with a cupboard under, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear, radiator and space for an upright fridge/freezer.

### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft has a fitted access ladder to the loft which is partly boarded and has a light. And there is a built-in airing/storage cupboard with a shelf.

### Bedroom 1

12'2 x 9'8 approx (3.71m x 2.95m approx)

Double glazed window with fitted vertical blinds to the front, radiator and a double built-in wardrobe.

### Bedroom 2

12'3 max x 8'7 approx (3.73m max x 2.62m approx)

Double glazed window with a fitted blind, radiator and laminate flooring.

### Bedroom 3

10'2 x 8'2 approx (3.10m x 2.49m approx)

Double glazed window with a fitted blind to the rear, radiator and a Baxi wall mounted boiler.

### Bathroom

White three piece suite comprising of a panelled bath with shower, shower cubicle with mains fed shower, low flush w.c., pedestal wash hand basin, UPVC double glazed window, tiled walls and floor, chrome heated towel rail.

### Outside

The front garden is South facing and has a path from the gate to the front door with lawns either side, pebbled and planted borders to the sides of the lawns, a gate and hedge to the front, hedge to the left hand boundary and a fence to the right hand side.

At the rear there are various slabbed seating areas which provide lovely places to sit and enjoy outside living, a pebbled bed, there is a drive in front of the garage, an outside tap is provided, there is a fence and hedge to the left and front boundary and a fence to the right hand side.

### Garage

16'8 x 8'3 approx (5.08m x 2.51m approx)

The garage has an up and over door at the front and a light is provided in the garage.

### Directions

The property is best approached by leaving Long Eaton along Tamworth Road continuing through Sawley under the railway bridge, turning left opposite the Church into Wilne Road. Continue towards the motorway taking the last turning on the right onto Repton Road and first left into Ingelby Road. Sudbury Court will be found as a turning on the right hand side.

8701AMMP

### 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, Virgin

Broadband Speed - Standard 5mbps Superfast 62mbps

Phone Signal – EE, Three, Vodafone, 02

Sewage – Mains supply

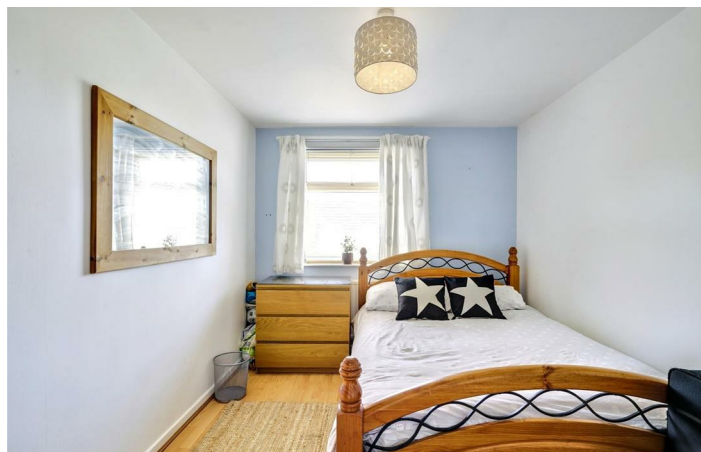
Flood Risk – No flooding in the past 49 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

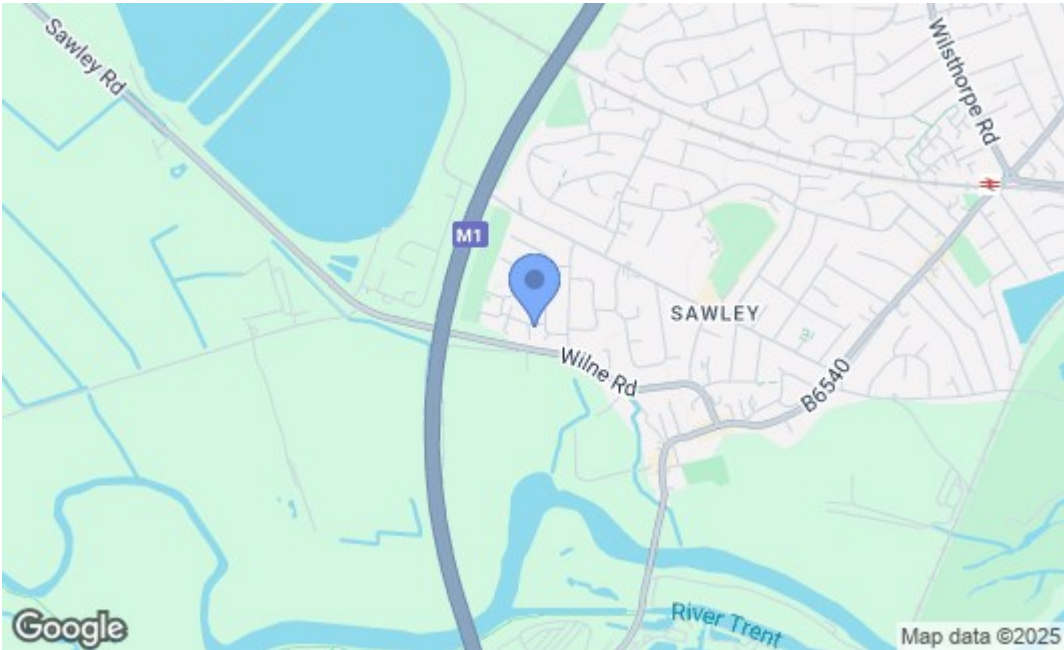
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



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.