

Robert Ellis

look no further...



Draycott Road,
Sawley, Nottingham
NG10 3BY

£189,995 Freehold

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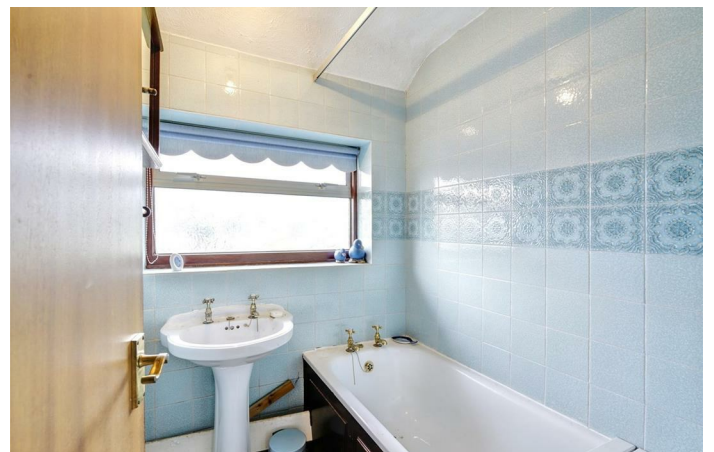


THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE NEEDING SOME UPDATING WORKS TO BE CARRIED OUT, WHICH IS SITIATUED IN THIS ESTABLISHED RESIDENTIAL AREA.

Being located on Draycott Road which runs through the middle of Sawley, this traditional three bedroom property provides a lovely home which now enables a new owner to update to their own requirements. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to local shops offered by Sawley as well as schools for younger children, all of which has helped to make this a very popular and convenient place to live.

The property has good size gardens to both the front and rear and is constructed of brick to the external elevations under a pitched tiled roof. The house benefits from gas central heating, with a new boiler having been installed in October 2024 and double glazing and includes a reception hall, lounge with a feature brick fireplace, a dining kitchen with patio doors leading out to the rear garden and to the first floor the landing leads to the three bedrooms, the fully tiled bathroom and a separate w.c. Outside there are double wrought iron gates leading onto the driveway which provides access down the left hand side of the house to the detached garage, there is a paved garden with a feature well in the middle at the front and at the rear there is a private garden with a patio leading onto a lawn with a wall and fencing to the boundaries.

The property is only a couple of minutes walk away from a Co-op store on Draycott Road, there are further shopping facilities found on Tamworth Road and 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 Long Eaton school for older children only being a few minutes drive away, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the nearby 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

Open porch leading through an opaque double glazed door with matching side panel to:

Reception Hall

Stairs with cupboard under leading to the first floor, radiator and Georgian glazed doors leading into the lounge and dining kitchen.

Lounge/Sitting Room

13' x 11'2 approx (3.96m x 3.40m approx)

Double glazed window with fitted vertical blind to the front, coal effect gas fire (not tested) set in a feature brick chimney breast with matching low level walls to either side with there being quarry tiled plinth either side of the fire and to the left hand side there is a further plinth for a TV, beams to the ceiling, two wall lights, radiator and a Georgian glazed door leading into the hall.

Dining Kitchen

19'6 x 10'5 approx (5.94m x 3.18m approx)

The kitchen has a stainless steel sink with a mixer tap and four ring gas hob set in a work surface which extends to three sides with one side of the work surface being a breakfast/eating area and below the work surfaces there are cupboards, drawers and space for an automatic washing machine, matching eye level wall cupboards with shelving at one end and a hood over the cooking area, wall mounted boiler (fitted October 24), double oven with cupboards above and below, double glazed window and patio doors, both with fitted blinds to the rear and there is an opaque double glazed door to the side, four burner gas fire (not tested), a radiator and an understairs storage cupboard with a block glazed panel to the side.

First Floor Landing

The landing has a double glazed window to the side, the balustrade continues from the stairs onto the landing, airing/storage cupboard housing the copper lagged tank and a hatch to the loft.

Bedroom 1

13'2 to 10'5 x 11'3 approx (4.01m to 3.18m x 3.43m approx)

Double glazed window to the front, radiator and a built-in wardrobe with a cupboard over.

Bedroom 2

13'2 to 11'4 x 10'5 approx (4.01m to 3.45m x 3.18m approx)

Double glazed window to the rear, radiator and a built-in wardrobe with a cupboard above.

Bedroom 3

8'9 to 5'5 x 8'2 to 4'9 approx (2.67m to 1.65m x 2.49m to 1.45m approx)

Double glazed window to the front, radiator and a double built-in wardrobe/storage cupboard.

Bathroom

The bathroom is fully tiled and has a panelled bath with an electric shower over and a pedestal wash hand basin, radiator, mirror fronted cabinet to one wall with a towel rail below and an opaque double glazed window.

Separate w.c.

Being half tiled with a low flush w.c. and having an opaque double glazed window.

Outside

At the front of the property there are double wrought iron gates leading onto the drive which runs down the left hand side of the property to the garage which is positioned at the rear and there is a gate next to the garage providing access to the rear garden. There is a paved front garden with a central feature well and low level walls to the side and front boundaries.

At the rear there is a walled patio area and a paved section running along the side of the garage, lawn with borders to the side, a wall and fence to the right hand boundary and fencing to the rear and left hand side.

Garage

16' x 8' approx (4.88m x 2.44m approx)

There is an asbestos panelled garage with double opening doors at the front which are accessed from the drive.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right into Draycott Road and the property can be found on the right. 8691AMMP

Council Tax

Erewash Borough Council Band

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

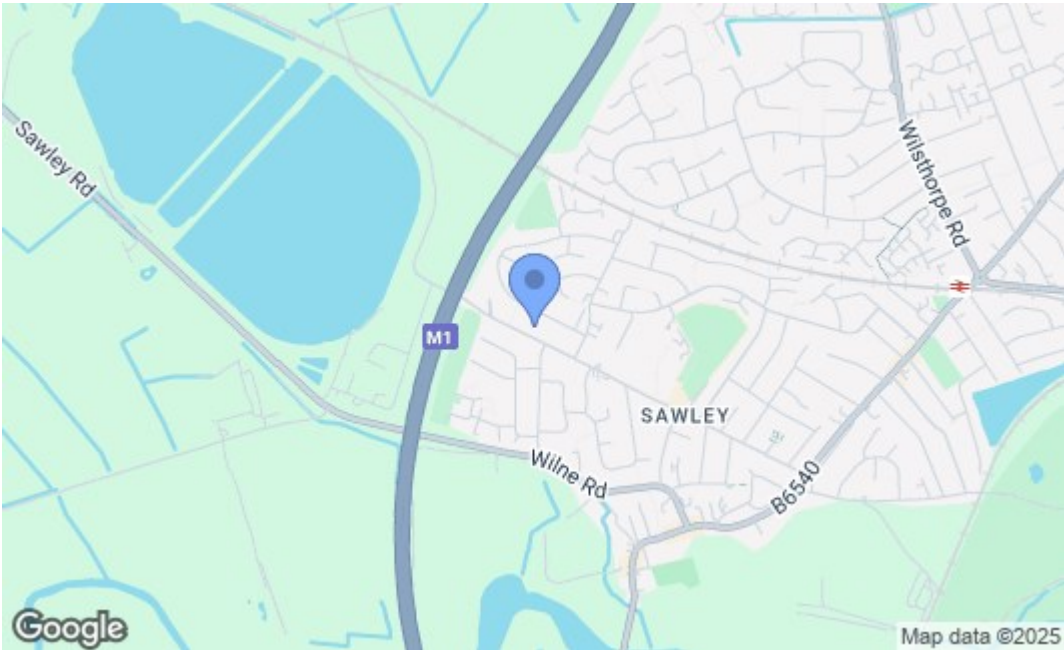
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		63	85
(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 ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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 ₂ 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.