



Wilne Road,
Sawley, Nottingham
NG10 3AP

O/O £300,000 Freehold

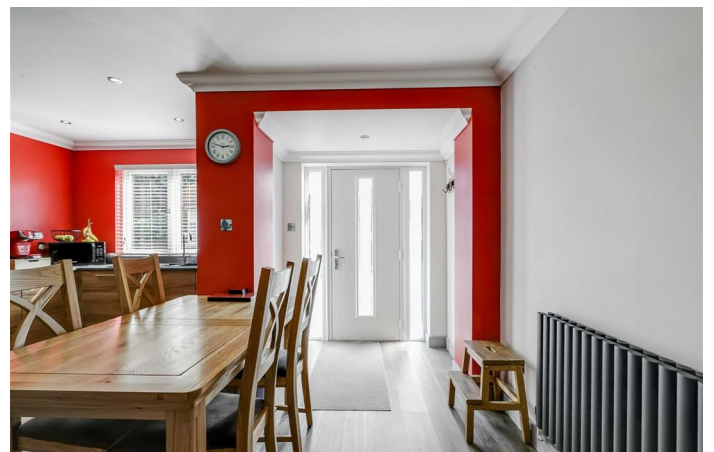


WHAT A STUNNER! AN IMMACULATE AND EXTENDED THREE BEDROOM DETACHED HOUSE THAT HAS BEEN FULLY UPGRADED THROUGHOUT

This beautifully finished three-bedroom detached and extended home on the sought-after Wilne Road in Sawley offers the perfect blend of modern living and timeless comfort. Just a short drive to Draycott and within easy reach of a wide range of local amenities, this property has been renovated and refurbished to the highest standard throughout, creating a truly turnkey family home. The spacious open-plan kitchen diner is a standout feature, showcasing a beautifully designed contemporary kitchen—an ideal space for both cooking and entertaining. The room is flooded with natural light, creating a welcoming atmosphere perfect for family life. The property has been freshly redecorated throughout, enhancing its appeal with a modern, neutral palette while retaining its charm.

To the front, a Press-crete driveway provides off-street parking for at least two vehicles, while to the rear, a beautifully landscaped and enclosed garden awaits—designed with al-fresco living in mind. A pergola-covered patio area is ideal for relaxing or entertaining, with festoon lights to set the perfect evening atmosphere. Inside, the home boasts LVT flooring throughout the ground floor, offering durability and style in equal measure. The heart of the home is the stunning open-plan kitchen diner, thoughtfully designed for contemporary life and featuring integrated appliances and a generous pantry cupboard. There is also a separate utility room and a convenient downstairs WC/cloakroom. The light-filled lounge features French doors that open out to the rear garden, seamlessly blending indoor and outdoor living. A versatile third bedroom is located on the ground floor—ideal for use as a guest room, secondary reception, home office, or formal dining room, depending on your lifestyle needs. Upstairs, you'll find two spacious double bedrooms with both having recently fitted en-suite shower rooms, all finished to an excellent standard. With its thoughtful layout, quality finishes, and prime location, this exceptional property offers both flexibility and functionality for modern family life.

Sawley is a very popular area in which to live with the property 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, there are schools for younger children, healthcare and sports facilities which include the Trent Lock Golf Club, schools for older children are found in Long Eaton where there are also Tesco, Asda and Aldi supermarkets and many other retail outlets, there are 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.



Open Porch

To the front of the property, the Open porch differentiates itself from others on the road. With beams to the floor and tiled entrance, making this feel grand and providing cover from the weather.

Entrance Hall

Opening in from the composite front door, there is antique oak wood effect LVT flooring with space for coats and a shoe rack, opening to the kitchen diner.

Kitchen Diner

14'9 x 15'4 approx (4.50m x 4.67m approx)

With a composite front door with inset obscure glazed panel and two obscure windows either side, Antique oak wood effect LVT flooring, grey modern radiator, ceiling light above the dining area and LED spotlights to the kitchen area, coving and a UPVC triple glazed window to the front. The kitchen comprises of wood effect wall, base and drawer units to three walls with attractive barrel style brass handles, built-in dishwasher, space for an American style fridge freezer, double AEG oven and grill, gas hob with glass splash-back and black extractor fan above with lighting, laminate grey work surface and splash-back tiling, pull out corner unit, large pantry cupboard, Ideal combi boiler housed in a matching cupboard, 1½ bowl composite sink with a swan neck mixer tap and boiling water tap.

Utility Room

16' x 5' approx (4.88m x 1.52m approx)

UPVC double glazed Velux windows, modern grey radiator, LED recessed ceiling spotlights, Antique oak wood effect LVT flooring, wall, drawer and base units with laminate grey work surface and splashback grey tiles to one wall, inset 1½ bowl stainless steel sink and drainer with mixer tap, brass barrel edged handles, door into bedroom 3, space and plumbing for a washing machine and large cupboards for storage.

Lounge

14'9 x 12'2 approx (4.50m x 3.71m approx)

UPVC double glazed French doors to the rear, Antique oak wood effect LVT flooring, ceiling light, two tall contemporary grey radiators, TV point and door to the cloaks/w.c.

Inner Lobby

2'2 x 4'3 approx (0.66m x 1.30m approx)

Obscure UPVC double glazed window to the side, Antique oak wood effect LVT flooring, coving, LED ceiling spotlights and door to:

Cloaks/w.c.

3'7 x 2'3 approx (1.09m x 0.69m approx)

With Antique oak wood effect LVT grey flooring, LED ceiling spotlights, modern grey radiator, low flush comfort height w.c., wall mounted sink and mixer tap with grey splashback tiles.

Sitting Room/Bedroom 3

11'9 x 9'9 approx (3.58m x 2.97m approx)

Four panel grey bi-fold doors to the rear, Antique oak wood effect LVT grey flooring, two LED ceiling lights and two tall grey radiators, coving.

First Floor Landing

4'8 x 2'9 approx (1.42m x 0.84m approx)

UPVC double glazed window to the side, grey carpeted flooring, ceiling light and doors to:

Bedroom 1

14'9 x 9'6 approx (4.50m x 2.90m approx)

Two UPVC double glazed windows to the rear, tall contemporary grey radiator, ceiling light, built-in wardrobes with shelving and rails, air conditioning unit and door to:

En-Suite

9'8 x 6'8 approx (2.95m x 2.03m approx)

Obscure UPVC double glazed window to the side, grey LVT flooring, LED recessed ceiling spotlights, tall grey towel radiator, sink with storage below, low flush comfort height w.c., large walk-in shower with glass sliding door and screen and having a mains fed rainwater shower head and hand held shower, a double electric Toothbrush charging point and illuminated mirror and extractor fan.

Bedroom 2

10'4 x 10'9 approx (3.15m x 3.28m approx)

UPVC triple glazed window to the front, tall contemporary grey radiator, ceiling light, built-in wardrobes with shelving and hanging rails and chest of drawers, loft access hatch and door to:

En-Suite

8'2 x 5'1 approx (2.49m x 1.55m approx)

Obscure UPVC triple glazed window to the front, grey LVT flooring, LED recessed ceiling spotlights, towel radiator, counter top basin with storage under and mixer tap, low flush comfort height w.c., grey brick tiled splash-back, large walk-in shower with glass sliding doors with a mains fed shower having a rainwater shower head and hand held shower.

Outside

There is a Presscrete grey driveway with a step to the front door, access down the right hand side through a wooden gate to the rear garden. There is space down the left hand side of the open porch which is ideal for bin storage. There is also an electric car charging point to the right hand side of the driveway with an extended 8 metre charging cable.

Directly outside the French doors from the lounge and bi-fold doors from the sitting room/bedroom 3, there is a decked area with wooden pergola above leading to an area of lawn and a further patio area, fencing to the boundaries with established shrubs to the borders, space for a large shed and barbeque station with a covered pergola, ideal for a hot tub.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Follow the road for some distance and turn right into Wilne Road where the property can be found on the right hand side.

8872AMJG

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding

Flood Defenses – No

Non-Standard Construction – No

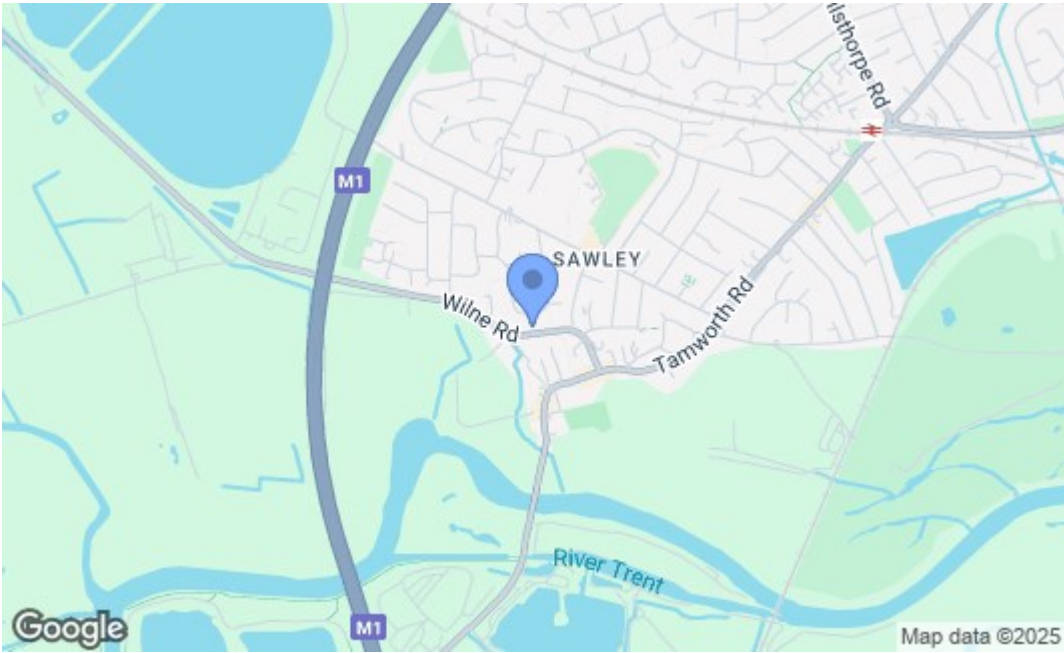
Any Legal Restrictions – No

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 misstatement. 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 speciality or efficiency can be given.
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| 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 ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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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.