



Sudbury Court,  
Sawley, Nottingham  
NG10 3EZ

**Price Guide £220-230,000  
Freehold**



A IDEAL, SPACIOUS THREE BEDROOM HOME IN SAWLEY WITH CONTEMPORARY OPEN-PLAN KITCHEN DINER. MUST BE VIEWED TO BE APPRECIATED!

A beautifully presented three bedroom home situated on the popular Sudbury Court in Sawley, offering contemporary and well-maintained accommodation throughout. This stylish property provides off road parking for two vehicles and is ideal for a growing family or first time buyer looking for a ready-to-move-into home. The ground floor includes a lovely lounge with a log burner creating a warm and inviting focal point, a downstairs w.c., and an open plan kitchen diner to the rear forming the heart of the home and an ideal space for entertaining. An early viewing is highly recommended to appreciate the standard and location of this attractive property.

The property is entered through the front door into a large, light and airy hallway which sets the tone for the accommodation throughout and provides access to a ground floor w.c. and a useful large store cupboard. From the hallway you enter the open plan kitchen diner, creating a spacious and sociable area ideal for everyday living and entertaining, while the lovely lounge benefits from a log burner which forms an attractive focal point to the room. To the first floor, the landing leads to three bedrooms, with one having the advantage of in-built wardrobes, and these are served by a fully fitted family bathroom. Outside, there is an enclosed garden to the front, while to the rear the property benefits from a driveway with gated access, providing secure off road parking.

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.



## Entrance Hall

20'1 x 5'6 approx (6.12m x 1.68m approx)

UPVC double glazed door to the front with inset glazed panel and window to the side, grey laminate flooring, coving, stairs to the first floor with understairs storage, double radiator, doors to:

## Cloaks/w.c.

6'6 x 2'9 approx (1.98m x 0.84m approx)

Obscure UPVC double glazed window to the front, tiled floor, ceiling light, double radiator, low flush w.c., wash hand basin and tiled splashback.

## Kitchen Diner

10'8 x 11'5 approx (3.25m x 3.48m approx)

UPVC double glazed window to the front, grey tiled floor, LED recessed ceiling spotlights, double radiator, kickboards with lights, white gloss handle-less wall, drawer and base units to three walls with grey brick style splashbacks, black roll edged laminate work surface, integral oven, four ring gas burner and extractor over, inset 1½ bowl composite sink and drainer with pre-wash tap, USB plug sockets, integral fridge, freezer and dishwasher, space for a washing machine, wall mounted combi boiler.

## Storage Cupboard/Store

2'7 x 11'2 approx (0.79m x 3.40m approx)

Ceiling light, laminate flooring.

## Lounge

17'3 x 10'4 approx (5.26m x 3.15m approx)

UPVC double glazed window and door to the rear, two ceiling lights, coving, grey laminate flooring, radiator, log burner with wooden beam above, TV and telephone points.

## Rear Porch

4'2 x 6'2 approx (1.27m x 1.88m approx)

UPVC double glazed door to the rear garden and driveway, window to the side, grey tiled floor, ceiling light and double radiator.

## First Floor Landing

5'9 x 11' approx (1.75m x 3.35m approx)

Carpeted flooring, ceiling light, airing cupboard, access to the loft via a hatch and doors to:

## Bedroom 1

11'6 x 10'8 approx (3.51m x 3.25m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, TV point and sliding mirror wardrobes.

## Bedroom 2

11'3 x 10'8 approx (3.43m x 3.25m approx)

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

## Bedroom 3

7' x 7'6 approx (2.13m x 2.29m approx)

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

## Bathroom

6'2 x 5'1 approx (1.88m x 1.55m approx)

Obscure UPVC double glazed window to the front, LED recessed ceiling spotlights, tiled floor and tiled walls, radiator, panelled bath with Triton electric shower over, pedestal wash hand basin, low flush w.c.

## Outside

There is a garden to the front, enclosed with hedging and there is a metal gate to access the front door.

To the rear there is a driveway providing off road parking for at least two vehicles and a large shed.

## 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.

9131JG

## 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 4mbps Superfast 65mbps Ultrafast 1mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

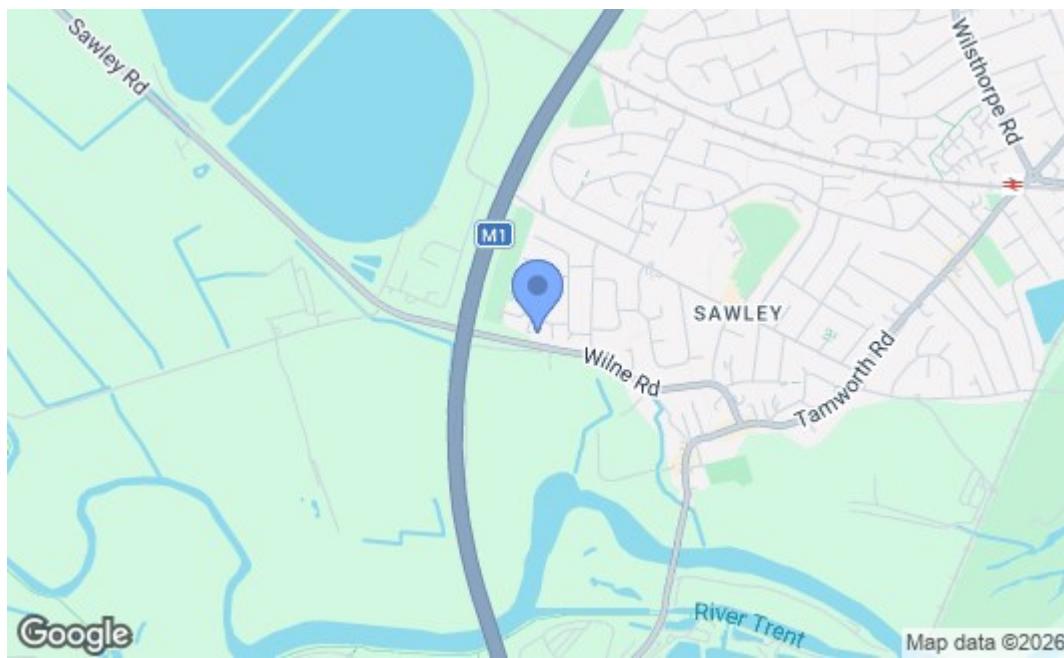
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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		
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		
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.