



Reedman Road,
Sawley, Nottingham
NG10 3FD

Price Guide £330-340,000

Freehold



THIS IS A TRADITIONAL DETACHED, THREE BEDROOM FAMILY ACCOMMODATION WHICH HAS BEEN EXTENDED TO THE REAR AND TO THE ATTIC SPACE.

Being situated on this very popular road within Sawley, this detached property provides a lovely family home which needs to be viewed by interested parties so they are able to see the full extent of the accommodation for themselves. The property has an open plan feel to the ground floor living space and has recently had the kitchen fully updated and re-fitted by the current owners. Being well placed for easy access to all the amenities and facilities provided by Sawley and the surrounding area and to excellent transport links. Sawley is a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of gas central heating and double glazing and includes a fully enclosed porch, reception hall which has a ground floor w.c. off, there is a lounge situated at the front of the property and this has a double glazed bay window to the front and opens to the living/dining kitchen which has been exclusively fitted with white and grey gloss units and several integrated appliances with a central granite top island which has an eating area to one end and there is a feature media wall to the side of this large open plan living space. From the kitchen area there are bi-folding and a fully double glazed door leading into the conservatory which extends across the rear of the house and this overlooks the rear garden and has double opening doors leading to the decked area at the side. To the first floor the landing leads to three good size bedrooms and the bathroom which is partly tiled and has a shower over the bath and there is a staircase taking you to the second floor where you will find the loft room which has an e-suite shower room. Outside there is a garage/store running down the left hand side of the house, car standing at the front and a private garden which has decked and astro turf areas which provide several places for people to sit and enjoy outside living, there is a covered hot tub to the left hand corner which will remain at the property when it is sold and there is a large log cabin/man cave positioned to the bottom right hand corner of the garden and this includes a log burning stove and has power and lighting. The rear garden is kept private by having fencing to the boundaries and an outside water supply and external lighting is provided.

The property is well placed for easy access to several shops found on Tamworth Road, there are local schools for younger children with The Long Eaton School for older children also being within easy walking distance of the property, there are healthcare and sports facilities which include Trent Lock Golf Club and West Park Leisure Centre, walks at Trent Lock and the surrounding picturesque countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport, Long Eaton station is within a few minutes walk of the property and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Fully enclosed porch having double opening doors with inset double glazed panels, tiled flooring, high level shelf and an opaque fully glazed door with matching side windows leading to:

Reception Hall

Stairs with balustrade leading to the first floor, radiator, laminate flooring and cornice to the wall and ceiling.

Ground Floor w.c.

Having a white low flush w.c., hand basin with a mirror to the wall and an extractor fan.

Lounge/Sitting Room

11'9 plus bay x 11'3 approx (3.58m plus bay x 3.43m approx)

Double glazed bay window to the front, radiator, cornice to the wall and ceiling, laminate flooring which runs through into the dining kitchen.

Dining Kitchen

15'4 plus cupboards x 12'5 approx (4.67m plus cupboards x 3.78m approx)

The kitchen has recently been re-fitted and has white and grey gloss finished handle-less units and a unique granite work surface to a central island and includes an induction hob and sink with mixer tap set in the work surface which has an eating area at one end and an AEG dishwasher and AEG automatic washing machine, cupboards and drawers below with a hood over the cooking area which has lighting, oven and combination oven with warming drawer below incorporated within a bank of units with cupboards above and below the ovens, upright pantry cupboard with pull out basket shelving, large American style fridge/freezer with a cupboard over, further pull out racked storage cupboard and a shelved pantry cupboard, LED lighting to the plinths on the central island and bank of cupboards and appliances to the main wall, laminate flooring, recessed lighting to the ceiling, media wall incorporating a recess for a TV, double glazed bi-folding doors and a second double glazed door and a window to the side leading into the conservatory, feature vertical radiator and a bluetooth surround sound system.

Conservatory

17'5 x 10'2 approx (5.31m x 3.10m approx)

The conservatory has double opening doors with inset double glazed panels leading out to the decked area at the rear of the property, glazed windows to the rear and side, laminate flooring, solid internal ceiling with recessed lighting and LED lighting to the skirting around the conservatory.

First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the side, cornice to the wall and ceiling and wood pnaelled doors leading to the rooms off the landing and the stairs which take you to the attic bedroom.

Bedroom 1

11'10 x 11'6 approx (3.61m x 3.51m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

Bedroom 2

13' reducing to 10'3 x 10'9 approx (3.96m reducing to 3.12m x 3.28m approx)

Double glazed window to the rear, radiator and recess under the stairs.

Bedroom 3

9' x 6'10 approx (2.74m x 2.08m approx)

Double glazed window to the rear, radiator and laminate flooring.

Bathroom

The bathroom has a white suite including a P shaped bath with a shower over, tiling to three walls and a protective screen, low flush w.c., hand basin with a double cupboard below and a glazed shelf with a mirror to the wall above the sink, chrome ladder heated towel radiator, tiling to the walls by the w.c. and sink areas, second full height mirror, extractor fan and opaque double glazed window.

Second Floor

Attic Room

18'4" x 14'2" approx (5.59m x 4.34m approx)

The balustrade continues from the stairs into the loft room, two Velux windows and a double glazed window to the side, double radiator, three access points to roof storage space and recessed lighting to the ceiling.

En-Suite

The shower has a mains flow shower system with tiling to two walls and a sliding glazed door and protective screens, low flush w.c. and a corner hand basin with tiled splashback, double glazed window, glazed shelf and an extractor fan.

Garage/Store

24'6 x 7' approx (7.47m x 2.13m approx)

There is a garage/store running down the left hand side of the property which has double opening doors to the front and an opening to the decking area at the rear and the garage also houses the gas central heating boiler.

Outside

At the front of the property there is a pebbled area and drive which provides off road parking, there is a wall to the front boundary and fencing to the left and right hand boundaries.

To the rear of the property there is decking which extends around the conservatory to a second seating area, a decked pathway leads down to a further slatted seating area at the bottom of the garden where the hot tub is positioned and this has a roof over and to the bottom right hand corner of the garden is the log cabin. The garden is kept private by having fencing to the sides.

Log Cabin

11'2 x 8'6 approx (3.40m x 2.59m approx)

The wooden log cabin has double entrance doors, three windows to the front, a log burning stove which will remain when the property is sold, LED lighting and power points.

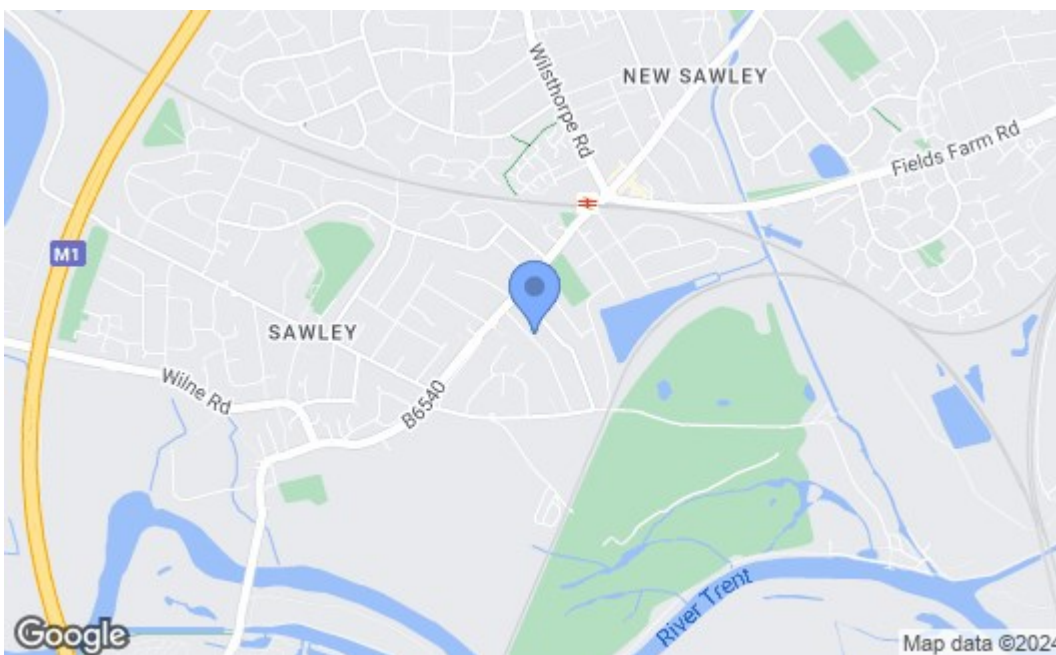
Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Reedman Road can be found as a turning on the left hand side and the property identified by our for sale board. 7036AMMP

Council Tax

Band C - £1,753





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
(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.