



Church View, Tamworth Road,
Sawley, Nottingham
NG10 3AT

£225,000 Freehold

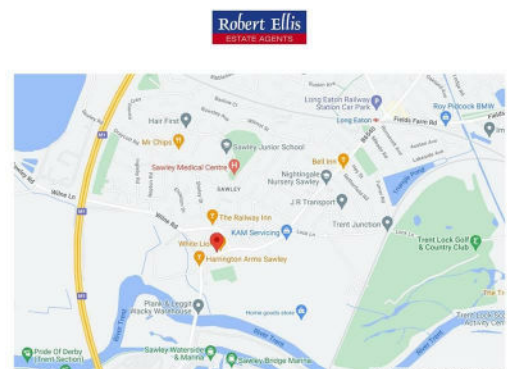


Robert Ellis are pleased to be instructed to market this two double bedroom semi detached house which is positioned towards the rear of this select development of just six properties located on Tamworth Road in Sawley. The property is currently being constructed by NA Homes and should be completed and ready for occupation during the early part of 2024. We are initially marketing plot 6 using CGI images, but we can arrange a site visit so interested parties can get a feel for the location of the properties and the quality of the build programme being carried out.

This semi detached house is being traditionally constructed with an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation will derive the benefits of gas central heating and double glazing and will be highly insulated throughout which will help to keep the running costs to a minimum.

The accommodation will include a reception hall with a ground floor w.c. off and from the hall there will be a door to the open plan living/dining kitchen. At the front of this large open space there will be an exclusively fitted kitchen which will have several integrated appliances and between the kitchen and sitting room there will be a dining area. The sitting room is positioned at the rear of the house and from this area there are stairs leading to the first floor. To the first floor the landing will lead to two double bedrooms and a luxurious bathroom which will have a white three piece suite with a shower over the bath. Outside there will be parking provided and a garden area.

Sawley is a very popular residential area which has a number of local shops including a Co-op store on Draycott Road and other shops on Tamworth Road with more shopping facilities being found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include the Trent Lock Golf Club, excellent local pubs and restaurants in Sawley and at Trent Lock, 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 which can be reached via the Skylink bus which takes you to Castle Donington and the 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.



Reception Hall

Ground Floor w.c.

Open Plan Living/Dining Kitchen

24'7 x 13'4 to 10'2 approx (7.49m x 4.06m to 3.10m approx)

First Floor Landing

Bedroom 1

13'4 x 8'10 approx (4.06m x 2.69m approx)

Bedroom 2

13'4 x 8'8 approx (4.06m x 2.64m approx)

Bathroom

The bathroom will have a white three piece suite with a shower over the bath.

Outside

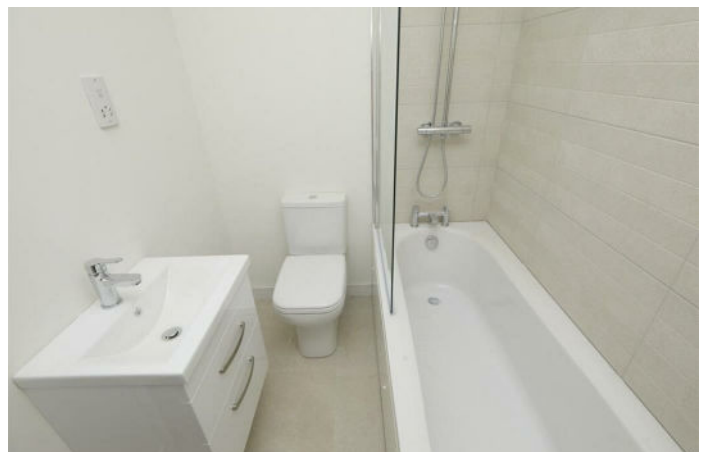
Two designated parking spaces are provided for each property.

The properties will have gardens to the sides and rear.

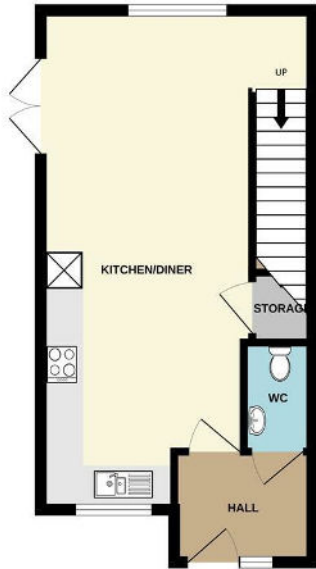
Directions

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

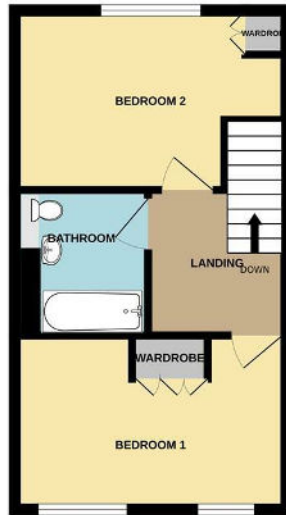
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GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of rooms, windows, doors and any other items are approximate and shall be 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 is given as to their operability 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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