



Northfield Avenue,  
Sawley, Nottingham  
NG10 3FH

**Guide Price £245-255,000**  
**Freehold**



THIS IS A THREE BEDROOM DETACHED PROPERTY SET WITHIN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to bring to the market this detached home built in March 2020. The property is being sold with NO UPWARD CHAIN and is presented in a way that is ideal for the next owner to move straight in. The property is bay fronted and offers ample off road parking and internal inspection is highly recommended.

As you enter this detached home via the lounge diner, you are greeted with space with a bay fronted lounge whilst boasting television point, telephone point, storage cupboard and stairs leading to the first floor. There is also a door to the glorious kitchen which offers stunning bi fold doors leading the rear garden along with built in appliances such as fridge freezer, dishwasher and electric oven and hob. There is also a downstairs cloakroom which is a huge bonus. To the first floor, there are three good sized bedrooms in addition for four piece, beautiful bathroom which is ideal for a family.

Sawley is a very popular area which has a number of local amenities and facilities including various shops along Tamworth Road, there are schools for younger children in Sawley while schools for older children can be found in Long Eaton where there are also large supermarkets including Asda, Tesco and Aldi stores as well as many other retail outlets, there are various local pubs and restaurants in Sawley and at Trent Lock which is only a short distance away, sport facilities include Trent Lock Golf Club, walks in the nearby countryside and along the banks of the River Trent and as well as the Long Eaton station, 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 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Composite front entrance door leading into:

## Lounge

14' plus bay x 15'10 max approx (4.27m plus bay x 4.83m max approx)

Double glazed bay window to the front, double glazed window to the side, two radiators, TV and telephone points, storage cupboard, stairs to the first floor and door to:

## Kitchen

12'1 x 11'7 max approx (3.68m x 3.53m max approx)

Wall and base units with a work surface over, integrated electric oven, five ring gas hob with extractor hood over, radiator, integrated fridge freezer, dishwasher, stainless steel sink and drainer, spotlights to the ceiling, bi-fold doors, linoleum flooring and double glazed window to the rear.

## Ground Floor w.c.

Low flush w.c., wash hand basin, double glazed window to the side, radiator.

## First Floor Landing

Loft access hatch and doors to:

## Bedroom 1

11'5 x 8'5 approx (3.48m x 2.57m approx)

Double glazed window to the front and radiator.

## Bedroom 2

11'8 x 9'6 approx (3.56m x 2.90m approx)

Double glazed window to the rear and a radiator.

## Bedroom 3

7' x 6'11 approx (2.13m x 2.11m approx)

Double glazed window to the front and a radiator.

## Bathroom

Panelled bath, pedestal wash hand basin, low flush w.c., single shower cubicle with wall mounted electric shower, part tiled walls and linoleum flooring, opaque double glazed window to the rear.

## Outside

Block paved driveway with gated side access to the rear

garden.

The rear garden has an artificial lawn, decked area with steps down and there is fencing to the boundaries.

## Directions

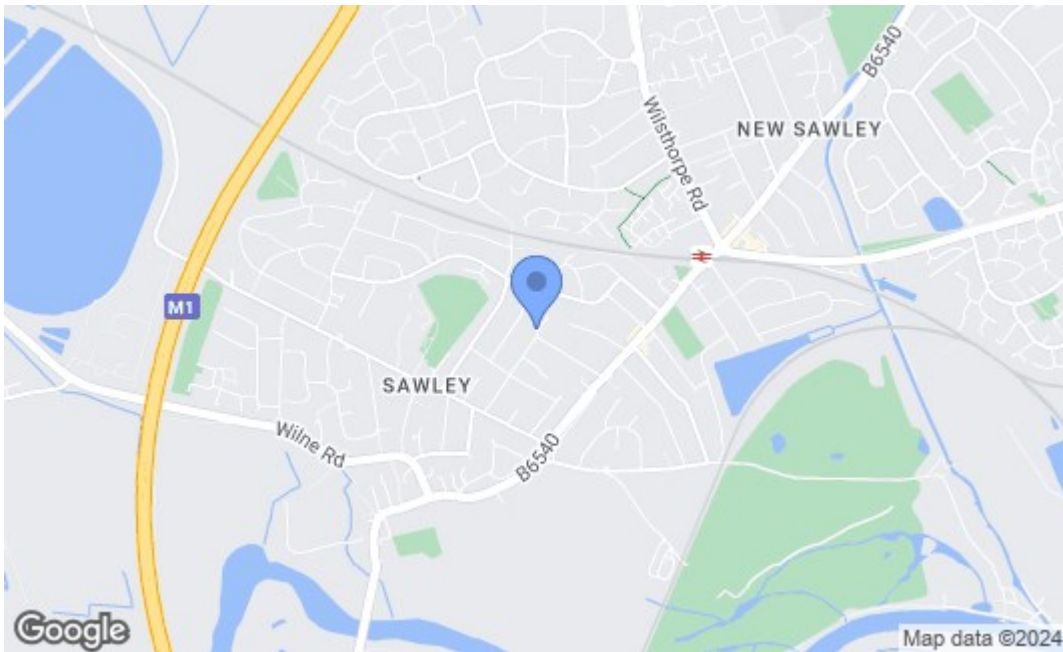
Directions: Proceed out of Long Eaton down Tamworth Road and at the traffic island continue straight over and under the railway bridge into Sawley. Continue past Lakeside park and turn right on to Shaftesbury Avenue. At the top of Shaftesbury Avenue, where the road meets Northfield Avenue, take a right turn and the property can be found on the right.

7740AMMP

## Council Tax

Erewash Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.