



Tamworth Road,  
Sawley, Nottingham  
NG10 3FB

**O/O £300,000 Freehold**

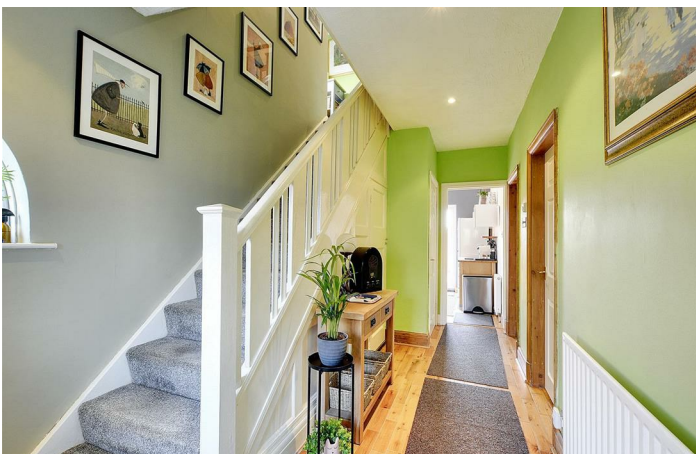


A VERY WELL PRESENTED TRADITIONAL THREE BEDROOM DETACHED HOME WITH DRIVE, GARAGE AND POTENTIAL TO CONVERT THE LOFT INTO AN ADDITIONAL BEDROOM

Situated on a corner plot the property is located in the heart of Sawley and has great transport links and is within walking distance of Long Eaton train station. Retaining many original features, from varnished floorboards, balustrade staircase and picture rails, the property offers a warm and cosy feeling and also benefits from a log burner in the lounge. There is the added benefit of a Presscrete driveway to the rear with a detached brick built garage and there is a ladder to the loft which has been boarded with power and lighting and two velux windows. There is potential for the loft to be converted into another bedroom as there is space for a staircase to be installed. Sawley is a sought after residential area with schools for younger children, a variety of shops and walks in the surrounding countryside. An internal viewing is highly recommended to appreciate all that is in offer!

The property stands well back from the road behind a walled and screened mature front garden with established shrubs. Benefiting from gas central heating and double glazing, in brief the accommodation comprises of an arched entrance porch with feature tiled floor, a spacious entrance hallway, ground floor w.c., lounge with a bay window to the front and log burner, dining room to the rear with sliding doors onto the low maintenance rear garden. The modern kitchen also has doors to the rear garden. To the first floor there are three good size bedrooms and a four piece suite family bathroom. There is a cupboard housing the loft hatch with pull down ladders. Outside the property is set back from the road with beautiful gardens to the front and rear with good side access and to the rear there is a presscrete driveway leading to the detached brick built garage with storage in the eaves.

Sawley has a number of local shops with many being located across the road from the property, there are schools for younger children with The Long Eaton senior school being a short distance away, there are healthcare and sports facilities which include the West Park Leisure Centre and Trent Lock Golf Club, there are walks surrounding picturesque countryside which includes Trent Lock and as well as the train station which is just a few minutes walk down the road other transport links include junctions 24 and 25 of the M1, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Leading to:

## Entrance Hall

UPVC double glazed front entrance door, UPVC double glazed half circle window, exposed floorboards, radiator, door to understairs storage cupboard, spotlights and door to:

## Ground Floor w.c.

Low flush w.c., wash hand basin, tiled splashbacks, radiator and extractor fan.

## Lounge

15'3 x 11'10 approx (4.65m x 3.61m approx)

UPVC double glazed bay window to the front, feature fireplace with decorative wooden surround and exposed brick internal with the log burner on a tiled hearth, coving to ceiling, TV point and a radiator.

## Dining Room

11'8 x 14'1 approx (3.56m x 4.29m approx)

UPVC double glazed sliding doors to the garden, coving to ceiling, spotlights, radiator, telephone point and feature fire surround.

## Kitchen

9'3 x 9'5 approx (2.82m x 2.87m approx)

Fitted base IKEA cupboards with solid butchers block work surface over, tiled walls and splashbacks, inset ceramic double Belfast sink with swan neck mixer tap, Range cooker included in the sale with stainless steel splash back and stainless steel extractor hood over, plumbing for an automatic washing machine, appliance space, exposed floorboards, spotlights, radiator, UPVC double glazed window to the side and UPVC double glazed patio doors to the rear.

## First Floor Landing

UPVC double glazed window to the side, picture rail, radiator, spotlights, door to a large storage cupboard with access to the loft via a pull-down ladder (the loft is 26'8 x 18'7 with two lights and power). The attic space is a partly converted loft and could be made into a large soft space area for more storage or can be fully converted into another room which truly appreciates the extra space there is available.

## Bedroom 1

15'3 x 11'8 approx (4.65m x 3.56m approx)

UPVC double glazed bay window to the front, exposed floorboards, picture rail, fitted wardrobes offering ample storage space and a radiator.

## Bedroom 2

14'1 x 11'8 approx (4.29m x 3.56m approx)

UPVC double glazed window to the rear, radiator, fitted wardrobes offering ample storage space and spotlights.

## Bedroom 3

9'9 x 7'7 approx (2.97m x 2.31m approx)

UPVC double glazed window to the front, radiator and telephone point.

## Bathroom

9'6 x 9'4 approx (2.90m x 2.84m approx)

A four piece suite comprising of a walk-in shower cubicle with shower from the mains, panelled bath, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, two UPVC double glazed windows to the side, spotlights, radiator and extractor fan.

## Outside

This traditional property is set on a corner plot with a large garden to the front having a path to the front entrance door, lawn surrounded by raised sleeper beds and borders full of mature shrubs and flowers. The front is privately enclosed with a hedged boundary.

There is access at the side through a gate where there is a garden shed, log store and bin storage and a second gate leads to the rear garden. Immediate to the property there is a large composite decked area with an Indian Sandstone patio having block paved edging. There are raised sleeper beds full of mature shrubs and flowers and the garden has been designed for low maintenance, outside water tap, a water butt and an outside light at the side of the house. There is access to the driveway and garage off Netherfield Road. The rear garden is privately enclosed with fenced and walled boundaries.

## Garage

15'1 x 10'1 approx (4.60m x 3.07m approx)

Accessed from Netherfield Road there is a Presscrete driveway leading to the detached garage with electric roller door, light and power, door to the side and UPVC double glazed window to the side.

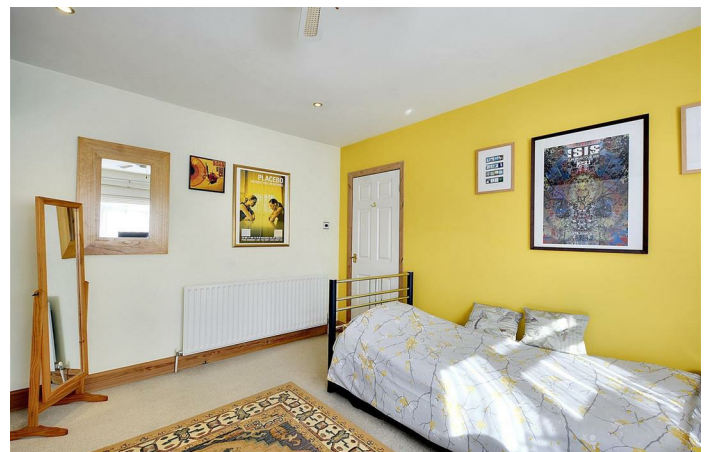
## Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. The property can then be found on the left.

7092AMEC

## Council Tax

Erewash Borough Council Band D



GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



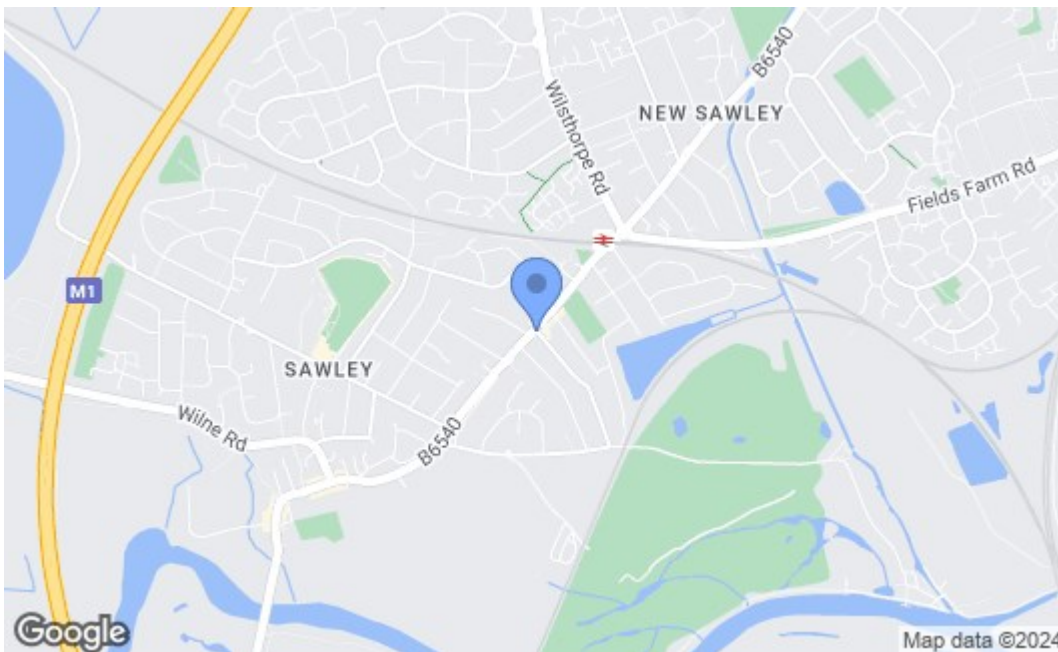
1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



521 TAMWORTH ROAD, SAWLEY

TOTAL FLOOR AREA: 1075 sq.ft. (99.8 sq.m.) approx.

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 mis-statement. 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 operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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	

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