



Austen Avenue,
Sawley, Nottingham
NG10 3GG

O/O £285,000 Freehold



AN EXTREMELY WELL PRESENTED, EXTENDED AND UPGRADED THREE BEDROOM SEMI DETACHED PROPERTY WITH LARGE DRIVEWAY AND SPACIOUS ENCLOSED GARDEN TO THE REAR.

Robert Ellis are extremely pleased to bring to the market this fantastic extended and refurbished three bedroom semi detached property situated in the popular area of Sawley, close to all the local transport links and facilities the area has to offer including Long Eaton train station being within walking distance and shops and amenities found nearby. The property is in great condition throughout, with the current owner upgrading many aspects of the property, such as; new internal doors, new radiators, Karndean flooring downstairs and new carpets upstairs, LED lighting and a rewiring. To fully appreciate the size and quality of the accommodation on offer, an early viewing comes highly recommended.

The property is constructed of brick to the external elevations all under a tiled roof and in brief the accommodation comprises of an entrance porch with a modern composite front door with in built storage rack for coats and shoes, entrance hall with stairs to the first floor with grey Kardean flooring running through the majority of the ground floor, bay fronted living room which is open to the extended kitchen diner with large breakfast bar, ideal for entertaining, a ground floor W.C and conservatory overlooking the garden. To the first floor there are three bedrooms and re-fitted family bathroom. To the front of the property there is a double driveway and at the rear there is an enclosed garden being laid mainly to lawn, new fencing to the boundaries, paved patio area, decked area and an attractive raised flower bed to the right hand border. There is also a bin store area with a wooden lockable gate to the side of the property. Much of the property has been upgraded and is ready to move straight into!

The property is in a great location, within a few minutes drive of the Asda, Tesco, Lidl and numerous other retail outlets found in Sawley which are within easy walking distance. There are excellent local schools for all ages which are again within easy walking distance, health care and sports facilities including the Trent Lock Golf Club and the excellent transport links include the Long Eaton Station being within walking distance and provides rail travel to Nottingham, Derby, other local towns as well as to London, junctions 24 and 25 of the M1, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



Porch

5'2 x 5'3 approx (1.57m x 1.60m approx)

The porch has newly fitted composite door the front with inset obscure glass panel, LED ceiling light, two UPVC double glazed windows either side of the front door, laminate flooring, with in-built low shoe storage and hanging for coats.

Reception Hallway

5'7 x 11'4 approx (1.70m x 3.45m approx)

The entrance hall has a UPVC double glazed front door opening from the porch for extra security, Karndean grey newly fitted flooring, ceiling light, newly fitted radiator, which has stairs leading to first floor, side door to the front lounge and door to the open plan kitchen diner.

Lounge

10'7 x 12'6 approx (3.23m x 3.81m approx)

The bay fronted lounge has a large UPVC double glazed bay window overlooking the front elevation, grey carpeted flooring, one ceiling light and two wall lights, newly fitted radiator, TV point and has an open archway into the kitchen diner.

Open Plan Kitchen Diner

9' x 22' approx (2.74m x 6.71m approx)

The extended Open Plan Kitchen Diner has two UPVC double glazed windows overlooking the rear garden, newly fitted UPVC double glazed french doors opening into the conservatory from the dining area, Karndean grey flooring throughout, ceiling modern LED spotlights across the kitchen diner, with the set over the dining area being able to be dimmed for ambiance, feature hanging lights over the breakfast bar, tall modern white tall radiator. The kitchen consists of a mix of wooden Shaker style wall and base units with wooden laminate rolled edge worktop, an inset 1½ anthracite grey composite sink and drainer with detachable spray mixer tap, grey gloss brick-style splash back tiles, large in-built pantry cupboard which has the consumer unit and electric meter, in built range cooker and extractor hood with stainless steel splash-back, with USB power sockets. The kitchen has a large breakfast bar which fits three stools underneath. The kitchen has space for a dishwasher, space for a washing machine and space for a tall standing fridge freezer. There is also a UPVC double glaze obscure window to the side and UPVC door to the side. With a door opening to:

Dowstairs W.C

2'5 x 5 approx (0.74m x 1.52m approx)

The downstairs W.C has a UPVC double glazed patterned window to the side elevation, Karndean grey flooring, low flush W.C, chrome towel radiator and sink, LED ceiling light and extractor fan.

Conservatory

7'4 x 10 approx (2.24m x 3.05m approx)

The conservatory has UPVC double glazed windows to the rear and side elevations with two large opening windows, double glazed French door to the block- paved patio area, brick built dwarf walls, LED wall lights and power and Kardean grey flooring.

First Floor Landing

7 x 7'1 approx (2.13m x 2.16m approx)

The landing has a newly fitted UPVC double glaze frosted window to the side elevation, new grey carpeted flooring, LED spotlight which have different colour options, doors to the three bedrooms and bathroom. There is also a storage cupboard

Bedroom 1

10'1 x 13 approx (3.07m x 3.96m approx)

The main bedroom has a UPVC double glazed window to the front, ceiling light, new grey carpeted flooring, new radiator, ample plug sockets with USB fittings.

Bedroom 2

10'2 x 10'1 approx (3.10m x 3.07m approx)

The second bedroom has a UPVC double glazed window overlooking the rear, newly grey carpeted flooring, ceiling light and new radiator

Bedroom 3

9'6 x 6'4 approx (2.74m x 1.83m x 1.93m approx)

The third bedroom has a UPVC double glazed window to the front, ceiling light, new grey carpeted flooring, new radiator and a single bed built in to the bulk head above the stairs with large drawers for storage underneath

Bathroom

6'2 x 6'x2 approx (1.88m x 1.83mx0.61m approx)

The bathroom has a UPVC double glazed patterned window overlooking the rear, Karndean grey flooring, LED ceiling light, chrome towel radiator, freestanding sink, low flush w.c, with white bath with newly fitted rain shower above with a hand held shower fittings which are both mains water fed. There is an inbuilt tiled mirror and tiled to the ceiling.

Outside

To the front of the property there is a block paved driveway providing ample off the road vehicle hard standing, brick built dwarf wall to he boundary and to the rear there is an enclosed landscaped garden with new fencing to the boundaries, paved patio area and raised flower beds, with a decked area providing a lovely, serene space.

Directions

Proceed out of Long Eaton along Tamworth Road, upon reaching the traffic island by the railway station, proceed straight over, taking the left hand lane under the arch through the bridge, taking a left hand turn into Roosevelt Avenue, Austen Avenue can be found as a turning on the left hand side and the property can be found located on the left hand side.

8092JG

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 75mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – Low, surface water medium

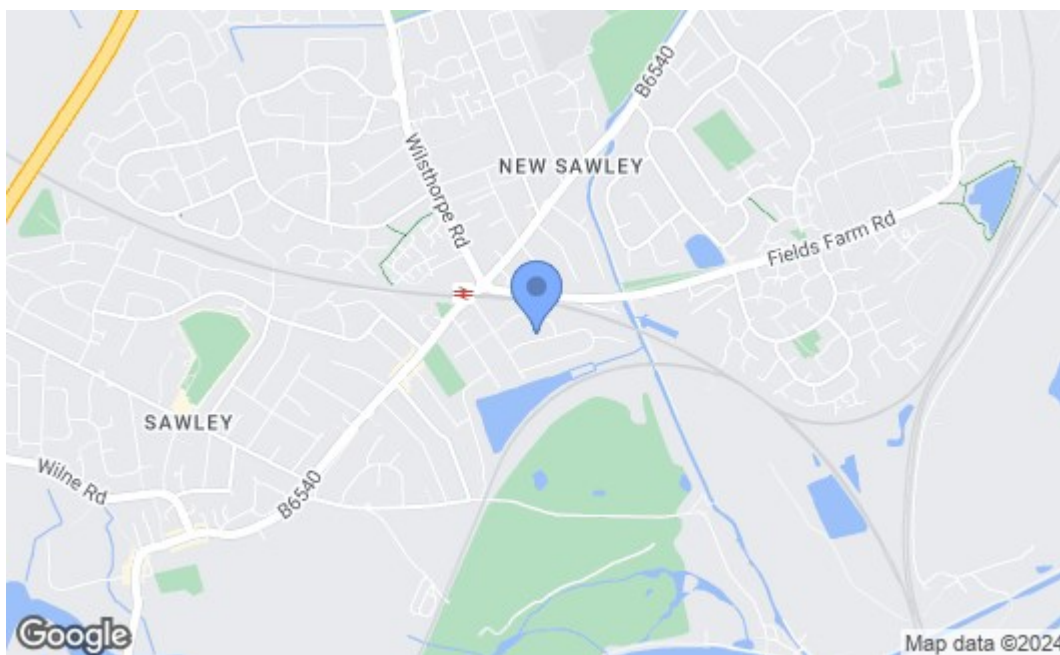
Flood Defenses – No

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			85
(81-91) B			
(69-80) C		67	
(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	

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.