

Hey Street,  
Sawley, Nottingham  
NG10 3GZ

**£349,995 Freehold**



THIS IS A LARGE FOUR BEDROOM DETACHED FAMILY HOME WHICH IS WITHIN A FEW MINUTES WALK OF LONG EATON TRAIN STATION AND CLOSE TO THE MANY OTHER AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Being located at the bottom of Hey Street in Sawley, this four bedroom detached property provides a lovely family home which is close to excellent local amenities and facilities and transport links. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. In brief the house includes a reception hall, a large lounge/sitting room which includes a dining area and has double glazed French doors leading out to the rear garden, the kitchen is well fitted with wall and base units and off the kitchen there is a dining area and a utility/laundry room. To the first floor the landing leads to the four bedrooms and the fully tiled bathroom which has a white suite complete with a mains flow shower over the bath position. Outside there is a block edged tarmac driveway at the front which provides off road parking for at least two vehicles and a path runs down the right hand side of the house to the main entrance door and through a gate to the private, sunny rear garden which has been designed and landscaped to help keep maintenance to a minimum.

The property is within a couple of minutes walk of the shops found on Tamworth Road in Sawley, while those in Long Eaton are only a short drive away and include an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks at Trent Lock and the adjoining picturesque countryside and as well as 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.



## Reception Hall

UPVC entrance door with inset opaque double glazed panel and fitted blind and stairs with hand rail leading to the first floor.

## Open Plan Lounge Including a Dining Area

18'3 x 16'6 approx (5.56m x 5.03m approx)

The extended lounge includes a dining area and has double opening, double glazed French doors with double glazed side panels leading out to the rear garden, double glazed window with fitted blind to the rear, coal effect gas fire set in an Adam style surround with an inset and hearth, laminate flooring, cornice to the wall and ceiling, two radiators, wall light and built-in understairs storage/cloaks cupboard.

## Kitchen

11'6 x 10' approx (3.51m x 3.05m approx)

The kitchen is fitted with wood grain effect units having brushed stainless steel fittings and includes a stainless steel sink with a pre-wash mixer tap set in a work surface which extends to three sides with drawers, cupboards and spaces for an automatic washing machine and dishwasher beneath, space for a cooking Range with back plate and hood over, work surface with three drawers beneath and further work surface with double cupboard below, upright pantry style cupboard, double wall mounted display cabinet, tiling to the walls by the work surface areas and double glazed window with fitted blind to the front.

## Dining Area

11'2 x 7'6 approx (3.40m x 2.29m approx)

The dining area also includes spaces for a large fridge and freezer, fitted shelving to one wall, laminate flooring and a radiator.

## Utility Room

7'6 x 5'5 approx (2.29m x 1.65m approx)

Double glazed window with fitted blind to the front, tiled flooring, spaces for a washing machine and tumble dryer, radiator and a wall cupboard.

## First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to the loft and panelled doors to:

## Bedroom 1

11'4 x 11'2 approx (3.45m x 3.40m approx)

Double glazed window with a blind to the rear, laminate flooring, radiator and a range of fitted wardrobes to one wall.

## Bedroom 3

8'6 x 6'8 approx (2.59m x 1.83m/2.44m approx)

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

## Bedroom 2

9'2 x 8'7 approx (2.79m x 2.62m approx)

Double glazed window with fitted blind to the front, two double wardrobes with cupboards over and a radiator.

## Bedroom 4

8'7 x 7'2 approx (2.62m x 2.18m approx)

Double glazed window with fitted blind to the front, radiator, laminate flooring and two recessed lights to the ceiling.

## Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with mixer tap and a mains flow shower over with a protective screen, low flush w.c. with a concealed cistern and hand basin with double cupboard below and a mirror with a light over to the wall above, chrome ladder towel radiator, opaque double glazed window, double mirror fronted cabinet to one wall and a shelved recess over the bulkhead of the stairs.

## Outside

At the front of the property there is a block edged tarmac driveway which provides off road parking for at least two vehicles and there is a path running down the right hand side of the house to the main entrance door and to a gate which takes you to the rear garden. There is a low level fence to the left hand side and a brick wall to the right with there being an outside tap and an outside light provided at the front of the house.

The rear garden has been designed and landscaped to help keep maintenance to a minimum and has a slabbed patio extending across the rear of the house which leads onto a concrete section and pebbled area with there being a shed/summerhouse at the bottom of the garden with there being a further storage shed next to the property and there is a wall to the right hand boundary and a fence to the left and rear boundaries. To the rear of the property there is outside lighting and an external power point is provided.

## Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn left into Hey Street and the property can be found on the left identified by our for sale board.

8063AMMP

## Council Tax

Erewash Borough Council Band D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 6mbps, Superfast 67mbps, Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – Very low, surface water low

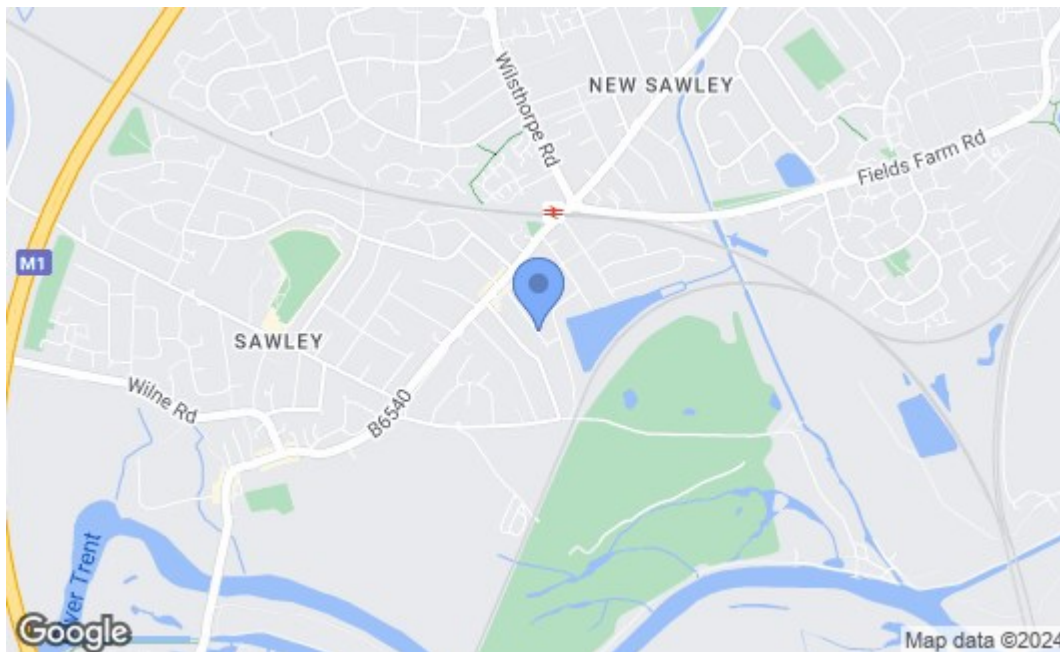
Flood Defenses – No

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			
(81-91) B			
(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.