Robert Ellis

look no further...







Wilmot Street,
Sawley, Nottingham
NG10 3GY

Price Guide £240-250,000

Freehold

0115 946 1818

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A TWO BEDROOM BAY FRONTED SEMI DETACHED HOUSE WHICH HAS BEEN UPGRADED BY THE CURRENT OWNER.

Robert Ellis are delighted to offer to the market this stunning two bedroom bay-fronted semi in the heart of Sawley has been significantly upgraded by the current owner and offers stylish, modern living throughout. Having been extended to the rear, the property boasts a fabulous open-plan layout with sleek tri-fold doors opening onto the garden — perfect for entertaining. A convenient downstairs WC, off-road parking and a host of high-quality improvements add further appeal. Ideally positioned within walking distance of the train station and close to excellent local shops, schools and amenities, this home is ready to move straight into. The property is double glazed throughout and is perfect for anyone looking a modern, stylish open plan home in a superb location with parking and a great sized rear garden. Viewings come highly recommended to fully appreciate the space and quality on offer.

This extended bay fronted semi detached home benefits from double glazing throughout and gas central heating. Internal accommodation briefly comprises of an entrance hall with stairs to the first floor and door leading to the lounge which is bay fronted. That opens up into the stunning open plan kitchen which is modern and striking which then opens up into the beautiful, light and airy living area benefitting from a skylight and trifold doors into the rear garden. There is also a downstairs wc to the ground floor. To the first floor, there are two double bedrooms, both with built in wardrobes and a recently refitted bathroom.

The property is well placed for easy access to the local amenities and facilities provided by Sawley and the surrounding area with there being a Co-op store on Draycott Road and further shopping facilities found on Tamworth Road, there are schools for younger children with many more shops and schools for older children being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the Trent Lock Golf Club, walks in the nearby open 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, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
Double glazed door to the front, parquet flooring, radiator, stairs to the first floor and door to:

Dining Room
14'10 x 13'11 approx (4.52m x 4.24m approx)
Double glazed bay window to the front, parquet flooring, panelled walls and open to:

Kitchen
13'3 x 17'10 approx (4.04m x 5.44m approx)
With a range of matching wall and base units with work surfaces over, inset sink and drainer, integrated fridge freezer, space for a cooker with extractor over, integrated dishwasher, open to the lounge area, wall mounted radiator, double glazed window to the side.

Utility/cloaks/w.c.
Low flush w.c., chrome heated towel rail, pedestal wash hand basin, plumbing for a washing machine.

Lounge
13'5 x 16'8 approx (4.09m x 5.08m approx)
Bi-fold doors to the rear, laminate flooring, vertical radiator and sky light.

First Floor Landing
Double glazed window to the side, loft access hatch and doors to:

Bedroom 1
14'10 x 13'11 approx (4.52m x 4.24m approx)
Double glazed bay window to the front, laminate flooring, built-in wardrobes and a radiator.

Bedroom 2
14'4 x 10'5 approx (4.37m x 3.18m approx)
Double glazed window to the rear, radiator and built-in wardrobes.

Bathroom
10'9 x 6'10 approx (3.28m x 2.08m approx)
Double glazed window to the rear, low flush w.c., chrome heated towel rail, panelled bath with mains fed shower over, vanity wash hand basin.

Outside
To the front of the property there is off road parking with a gravelled frontage and pathway to the front door, fencing to the side boundaries and gated access to the rear.

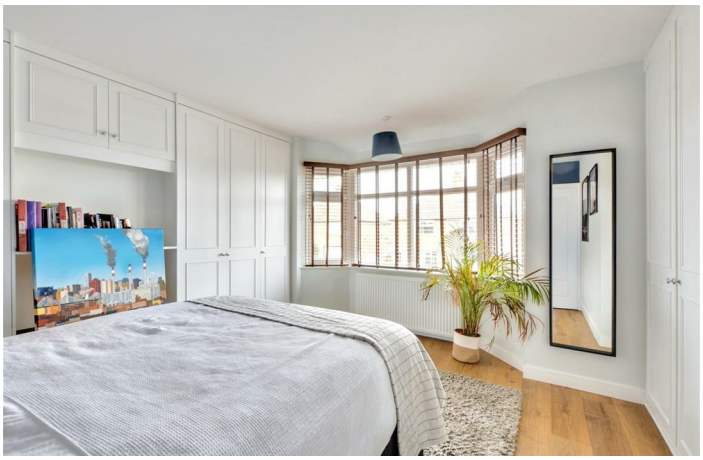
The rear garden has a large patio area, lawned garden and fencing to the boundaries.

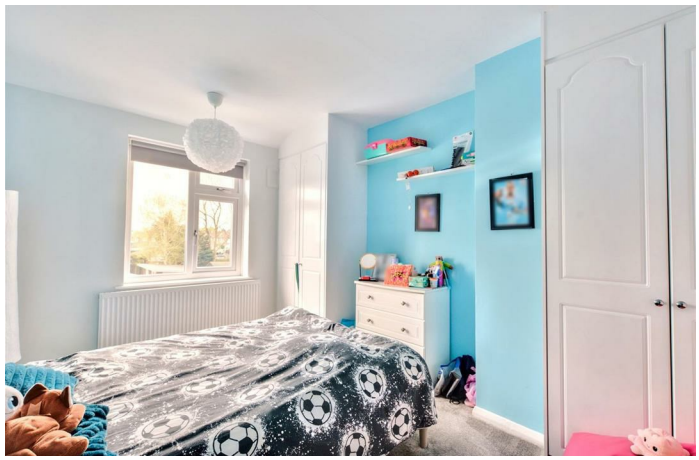
Garage
Wooden panelled garage with double doors to the front.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right into Victoria Street and left into Wilmot Street and the property can be found as identified by our for sale board on the LEFT hand side.
8877AMCO

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 7mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



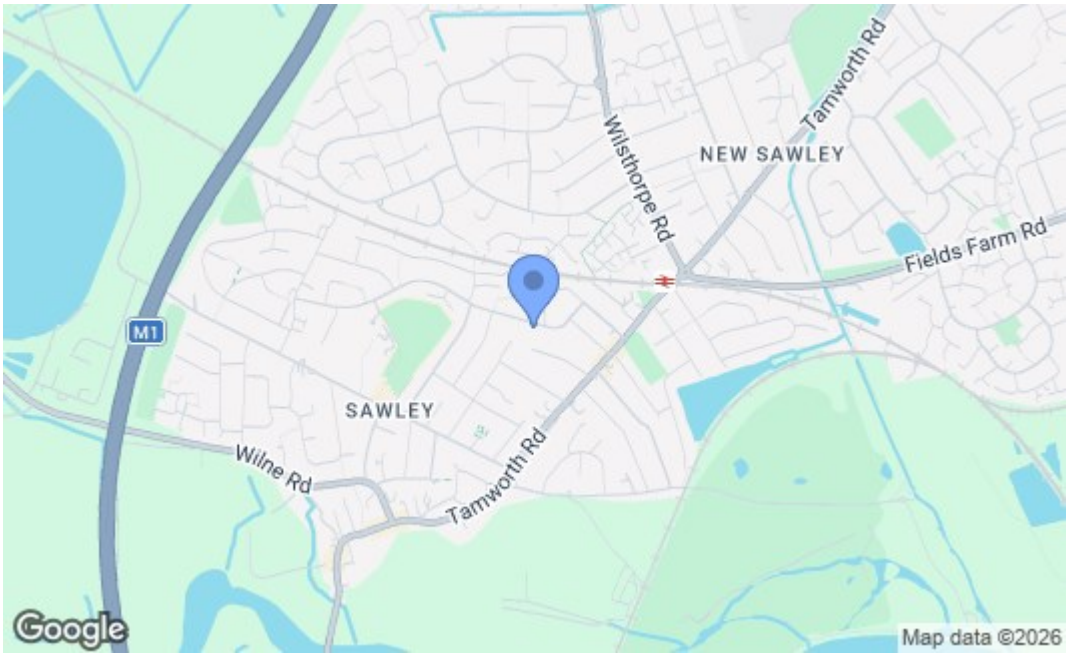


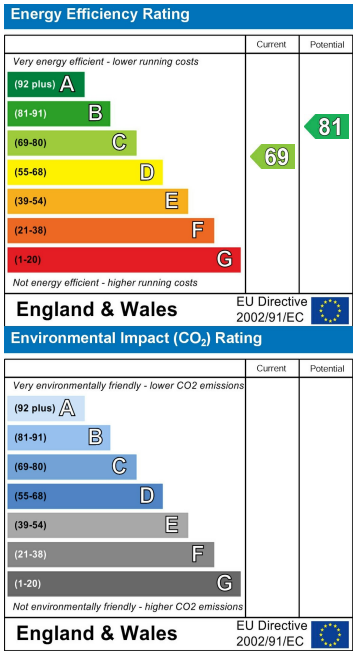












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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