Robert Ellis

look no further...







Fairfield Crescent,
Sawley, Nottingham
NG10 3AH

£229,995 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



THIS IS A SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN A SOUGHT AFTER RESIDENTIAL AREA, WHICH IS READY FOR IMMEDIATE OCCUPATION AND IN TIME PROVIDES THE OPPORTUNITY FOR A NEW OWNER TO MAKE THEIR OWN ALTERATIONS TO SUIT THEIR REQUIREMENTS.

Being located on Fairfield Cresent, this semi detached property is being sold with the benefit of NO UPWRAD CHAIN and is ready to move into and provides the opportunity for a new owner to stamp their own mark on their next home by making alterations which could include incorporating the existing integral garage into the living accommodation and creating an en-suite facility to the main bedroom. For the size and layout of the accommodation and privacy of the southerly facing rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is include in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and spacious accommodation derives the benefits of having gas central heating and double glazing. Being entered through the entrance porch at the side of the house, the accommodation includes a hallway, which has a cloaks/w.c. off and stairs lead to the first floor, the large lounge has a feature stone fireplace and sliding glazed doors leading to the conservatory and the breakfast kitchen is well fitted with wall and base units and as mentioned, could be enlarged by combining the integral garage into the kitchen/living area. To the first floor the landing leads to the three good size bedrooms and the fully tiled shower room which has a mains flow shower system. Outside there is a drive and easily managed garden to the front, the integral garage and a path leads down the left hand side of the house to the main entrance door and a gate which provides access to the rear garden. The rear garden has a patio to the immediate rear of the house leading onto the lawn which has established borders to the sides, there is a greenhouse and shed at the bottom, with the garden being kept private by having fencing to the boundaries.

Sawley provides a number of local shops with there being a Co-op store on Draycott Road and further shops on Tamworth Road, Long Eaton is only a short drive away where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which includes the Trent Lock Golf Club, walks in the surrounding picturesque countryside, there are several local pubs and restaurants and the excellent transport links include J24 of the M1, East Midlands Airport which can be reached via the Skylink bus, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
The enclosed porch has a UPVC front door with an inset leaded, ornate glazed panel and glazed panels to the side and rear with a double glazed sliding door leading into:

Reception Hall
Stairs with balustrade leading to the first floor, radiator and Georgian opaque glazed doors leading to the lounge and kitchen.

Cloaks/w.c.
Having a white low flush w.c. and pedestal wash hand basin with a shelf above, access to cloaks/hanging storage space beneath the stairs, two eye level shelves and an extractor fan.

Lounge
15'9 x 11'6 approx (4.80m x 3.51m approx)
Double glazed patio doors leading into the conservatory, coal effect gas fire (not tested) set in a feature stone fireplace with wooden top plinths to either side and a marble inset and hearth, two wall lights, radiator and cornice to the wall and ceiling.

Conservatory
12'3 x 6'6 approx (3.73m x 1.98m approx)
The conservatory has double glazed, double opening tilt and turn French doors leading out to the rear and a double glazed sliding door and matching panel to the side with double glazed windows to the rear and a full height opaque glazed windows to a second side and a polycarbonate sloping roof.

Breakfast Kitchen
14'6 x 7'5 approx (4.42m x 2.26m approx)
The kitchen is fitted with wood effect finished units and has a stainless steel sink with a mixer tap and four ring hob set in a work surface which extends to two walls and has ranges of cupboards, spaces for a fridge and an automatic washing machine and drawers below, matching eye level wall cupboards with a shelf at one end and a hood over the cooking area, ATAG wall mounted boiler, pine panelling to one wall, tiling to the walls by the work surface areas, double glazed window to the front, radiator and a built-in shelved pantry cupboard.

First Floor Landing
The balustrade continues from the stairs onto the spacious landing and there is a hatch to the loft and a built-in airing/storage cupboard.

Bedroom 1
15'9 x 11'6 approx (4.80m x 3.51m approx)
This large main bedroom could easily have an en-suite shower room incorporated within the floor space provided and has a double glazed window with fitted vertical blinds to the rear, radiator, range of two double wardrobes with a central dressing table having drawers below, a mirror to the wall above and there are storage cupboards above the wardrobes and dressing table, two wall mounted bedside lights and cornice to the wall and ceiling.

Bedroom 2
14'6 x 8'7 approx (4.42m x 2.62m approx)
Double glazed window with fitted vertical blinds to the front, radiator and cornice to the wall and ceiling.

Bedroom 3
14'6 x 6'5 approx (4.42m x 1.96m approx)
Double glazed window with fitted vertical blind to the front and a radiator.

Shower Room
The shower room is fully tiled and has a corner shower with a mains flow shower system, tiling to two walls and curved glazed doors and protective screens, hand basin with double cupboard beneath and a mirror to the wall above, low flush w.c. with a concealed cistern, opaque double glazed window with a fitted roller blind, a chrome ladder towel radiator and tiled flooring.

Outside
At the front of the property there is a slabbed driveway and a path runs across the front of the house and down the left hand side through a wrought iron gate to the main entrance door at the side and the path extends to a gate which provides access to the rear garden. There is a pebbled area with planted beds at the front of the house and an outside tap is provided at the side of the property, with fencing to the left hand boundary and a low level wall to the front boundary.

There is a private, southerly facing rear garden with a slabbed area at the side of the house with steps leading to a patio which runs behind the conservatory, there is a lawn with established borders to the sides, a rockeried bed and the path leads to the shed and greenhouse which are positioned at the bottom of the garden, there is fencing to the side boundaries and trellis fencing to the boundary at the bottom of the garden behind the shed and greenhouse.

Garage
14'9 x 7'8 approx (4.50m x 2.34m approx)
The integral garage could easily be incorporated into living accommodation, with it being able to be accessed from the reception hall or combined with the existing kitchen. The garage has an up and over door at the front, the gas and electricity meters and electric consumer unit are housed in the garage and lighting and power points are provided.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance and after the bend turn right into into Fairfield Crescent and the property can be found on the right.
9261MP

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 5mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, 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





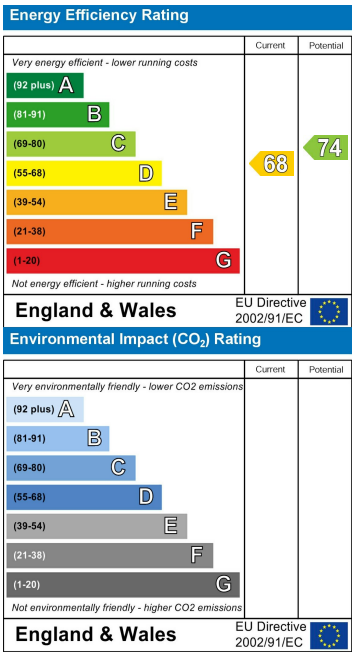












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818