Robert Ellis

look no further...







Mannion Crescent,
Sawley, Nottingham
NG10 3EU

£320,000 Freehold



THIS IS AN ALMOST BRAND NEW THREE BEDROOM DETACHED BUNGALOW SITUATED ON A PRIVATE PLOT AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA.

Robert Ellis are pleased to be instructed to the market this three-bedroom detached bungalow which has recently been built and is situated in the most popular residential area on the outskirts of Sawley. The property is located within a quiet Cul de Sac and is only a few minutes drive away from the centre of Long Eaton and to excellent transport links all of which have helped to make this a very popular and convenient place to live. The property benefits from being a newly built home with high levels of insulation throughout, which helps to keep running costs down to a minimum and also benefits from having underfloor heating throughout the living and bedroom accommodation. For the size and lay out of the accommodation and privacy of the rear garden to be appreciated we do recommend that interested parties take the full inspection, so they are able to see all that is included in this lovely home for themselves.

The property is constructed with insulated cavity walls with render to the external elevations under a pitched tiled roof and the well-proportioned accommodation benefits from the underfloor heating and having double glazing throughout. The accommodation includes a reception hall leading to the open plan living/dining kitchen which has an exclusively fitted kitchen area and French doors leading out to the the rear garden, the three bedrooms are all a good size and the main bedroom has a range of built-in wardrobes, and there is the luxurious shower room which has a large walk-in mains fed shower. Outside there is the matching detached garage positioned at the front of the bungalow and this has an electric roller shutter door to the front and a personal door at the side, there is a electric wooden gate system leading from the road onto the block paved driveway in front of the garage and this extends to the front of the property where there is a seating area and there are paths either side leading to the private rear garden which has has further block paved patio, an Astro-turf lawn, raised beds and fencing to the boundaries.

As previously mentioned the property is within a few minutes walk of various shops on Tamworth Road and a Co-op store on Draycott Road, there are further shopping facilities found in nearby Long Eaton, where there are an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are excellent schools for all ages within walking distance of the property, healthcare and sport facilities which includes the Trent Lock Golf Centre, walks in the nearby picturesque countryside and along the banks of the river Trent, there are several local pubs and restaurants in Sawley and at Trent Lock, and the excellent transport links include J24 & J25 of the M1, East Midlands Airport, the Long Eaton Station is literally only a few minutes walk away from the property and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
A UPVC panelled front door with a double opaque glazed tilt and turn top panel leads into the reception hall which has a built-in cupboard housing the manifolds for the underfloor heating system and the electric consumer unit, tiled flooring with underfloor heating, recess lighting to the ceiling and a hatch with ladder leading to the loft where the boiler is housed.

Living/Dining Kitchen
17'8" max x 16'4" max (5.38m max x 4.98m max)
The kitchen area within this open plan living space is fitted with white pale grey glass finish units with brush stainless steel fittings and has a 1 1/2 bowl enamel sink with a pre-wash mixer tap and, four ring gas hob set in the L-shaped work surface with cupboards, oven, an integrated dishwasher and drawers below, an integrated upright fridge/freezer, matching eye-level wall cupboards, a hood over the cooking area and an eye-level Bosch microwave oven, tiling to the walls by the work surfaces areas, double glazed window with a fitted blind to the rear, and from the dining area there are double opening double glazed doors with fitted blinds leading out to the private rear garden and tiled flooring with underfloor heating extending from the kitchen into the dining and sitting areas.

The sitting area has a double glazed window with fitted blinds to the side, recess lighting to the ceiling, a door with inset glazed panel leading into the hall, double built-in storage cupboard for hoovers and other items, and tiled flooring with underfloor hearting.

Bedroom One
12'7" plus bay window and wardrobe x 9'5" (3.84m plus bay window and wardrobe x 2.87m)
Double glazed bay window with fitted blinds to the front and a double glazed window with fitted blinds to the side, built-in wardrobes with sliding doors providing hanging space, drawers and shelving, carpeted flooring with underfloor heating and recessed lighting to the ceiling.

Bedroom Two
9'11" x 7'7" (3.02m x 2.31m)
Double glazed window with fitted blind to the front, recess lighting to the ceiling, arial point and power point for a wall-mounted TV, and carpeted flooring with underfloor heating.

Bedroom Three
8'7" x 8' (2.62m x 2.44m)
Double glazed window with fitted blinds to the front, recess lighting to the ceiling and carpeted flooring with underfloor heating.

Shower Room
A luxurious shower room with a large walk-in shower with a mains fed shower system with a rainwater shower head and handheld shower, tiling to two walls and a glazed protective screen, a low-flush WC, and a hand-basin with mixer tap and two drawers below, tiling to walls by the sink and WC areas, double opaque glazed window with fitted blind, recessed lighting to the ceiling, an extractor fan, a feature electric ladder towel radiator, a charging point for an electric toothbrush or shaver by the sink, a mirror fronted cabinet, and tiled flooring with underfloor heating.

Garage
18'6" x 10'6" (5.64m x 3.20m)
The garage has render to external elevations under a pitched tiled roof, an electrically operated roller shutter door to the front, and a personal UPVC door with inset double glazed panel leading out the side, power points and lighting are provided, and there is storage in the roof space.

Outside
There is an electrically operated wooden gate leading out to the road and a blocked pave driveway extending to carparking in front of the bungalow and to the garage with there being a block paved path extending down the left hand side and rear of the garage, block paved paths either side of the property leading to the rear, wooden fencing to the boundaries with LED lighting on both side fences, security lighting, CCTV and external power points.

A blocked paved patio to the rear of the property leading onto an Astro-turf lawn with raised beds to the sides. The garden is kept private by having fencing to the boundaries, there is an outside tap, external security lights and power points are provided at the rear of the bungalow, there is also CCTV cameras, a bin storage area at the side, and further storage space behind the garage.

Directions
Proceed out of Long Eaton along Tamworth Road continuing straight over at the traffic island into Sawley. Take the right turning into Victoria Street and continue following Victoria Street round the left hand bend taking the right branch into Mannion Crescent.
9433MP

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 – Three, EE, 02, 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















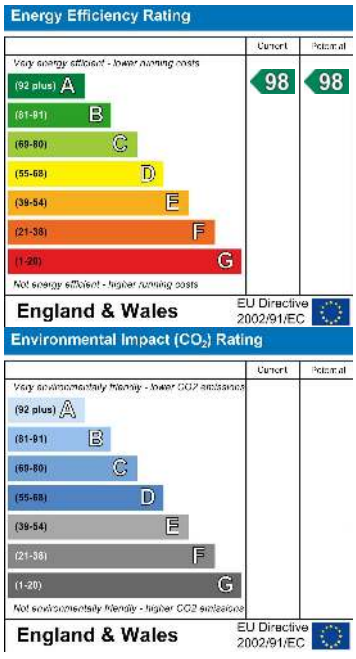

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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