Robert Ellis

look no further...







Netherfield Road,
Sawley, Nottingham
NG10 3FX

£230,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



Robert Ellis are pleased to bring to the market this traditional bay fronted semi detached property, offering generous accommodation throughout and situated within a popular residential location. The property does require modernisation, making it an excellent opportunity for purchasers looking to create a home to their own taste and specification. Offered to the market with NO ONWARD CHAIN, an internal viewing is highly recommended to appreciate the size, potential and opportunity this property has to offer

The accommodation includes an impressive through lounge measuring in excess of 25ft, providing excellent space for both living and dining. To the rear is an L-shaped kitchen, which has been extended into the rear of the garage, offering a generous footprint and further potential for improvement. To the first floor are three bedrooms and a shower room, providing well proportioned accommodation for a family. The property also benefits from a garage with a roller shutter door, along with an additional integral garage door, and off road parking. Externally, the property enjoys a good sized rear garden, offering plenty of space for outdoor entertaining, gardening and family enjoyment.

Located in the popular residential village of Sawley, close to a wide range of local schools, shops and parks. There are fantastic transport links available including being walking distance to the local train station and having fantastic access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away.





Entrance Hall
Composite double glazed door to the front, stairs to the first floor, radiator, doors to lounge, kitchen and WC.

WC
Low level WC, wash hand basin and extractor fan.

Lounge
25'6 into bay x 12'3 (7.77m into bay x 3.73m)
Double glazed bay window to the front, multi-fuel log burner (not tested), radiator, coving to the ceiling and double glazed French doors to the rear garden.

Kitchen Diner
14'6 max x 13'8 max (4.42m max x 4.17m max)
An extended kitchen diner with matching wall and base units, two double glazed windows to the rear, double glazed patio doors, double glazed door to the rear, integrated double oven, five ring gas hob, overhead extractor, Rangemaster hob and Rangemaster extractor, door into the garage. Tiled flooring, stainless steel sink and drainer, wall mounted boiler, part tiled walls, chrome heated towel rail, space for fridge/freezer, plumbing for washing machine.

First Floor Landing
Double glazed window to the side, access to three bedrooms and bathroom.

Bedroom 1
12'7 x 12'2 (3.84m x 3.71m)
Double glazed bay window to the front, radiator.

Bedroom 2
12'10 x 12'4 into the wardrobes (3.91m x 3.76m into the wardrobes)
Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 3
7'4 x 6'11 (2.24m x 2.11m)
Double glazed window to the front, radiator.

Bathroom
A vanity wash hand basin, double glazed window to the rear, double glazed window to the side, single shower cubicle, wall mounted electric shower, fully tiled walls, chrome heated towel rail, low level WC, airing cupboard for storage.

Outside
To the front of the property, there is off-road parking. The rear is mainly laid to lawn enclosed by panel fencing with mature trees, fruit trees and shrubbery.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Netherfield Road can be found as a turning on the right hand side.
9487CO

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 47 mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
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



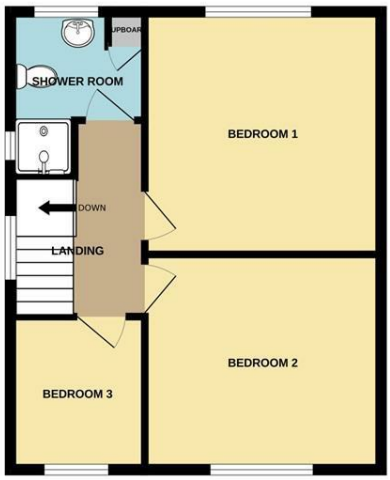


Robert Ellis
ESTATE AGENTS

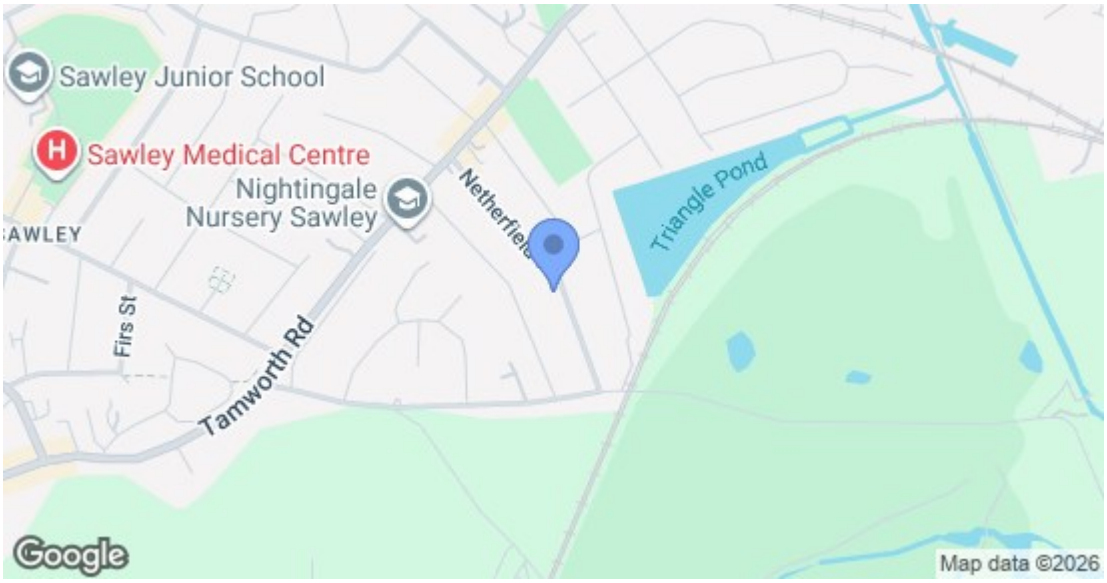
GROUND FLOOR

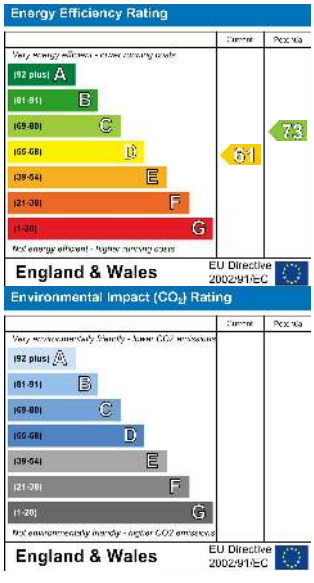


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements





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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