Robert Ellis

look no further...







Kennedy Avenue,
Sawley, Nottingham
NG10 3GF

Price Guide £230-240,000

Freehold

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THIS VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME HAS BEEN FULLY REDECORATED THROUGHOUT AND IS BEING SOLD WITH NO UPWARD CHAIN. SITUATED IN A SOUGHT-AFTER CUL-DE-SAC IN SAWLEY, THE PROPERTY OFFERS WELL-PROPORTIONED ACCOMMODATION, A LARGE SOUTH-FACING REAR GARDEN AND EXCELLENT LOCAL AMENITIES, MAKING IT AN IDEAL FAMILY HOME.

This three bedroom semi-detached property is being sold with the benefit of NO UPWARD CHAIN and has been fully redecorated throughout, providing an excellent opportunity for buyers looking for a home ready to move into. Situated in a popular cul-de-sac in Sawley, the property is ideally positioned for local amenities, schools and transport links, including Long Eaton railway station. The extended kitchen incorporates quality units and integrated appliances, whilst the generous south-facing rear garden provides an excellent outdoor space for families to enjoy. We strongly recommend an internal inspection to fully appreciate the accommodation, garden and convenient location this lovely home has to offer.

The property stands well back from Kennedy Avenue and is constructed of brick beneath a tiled roof. The well-proportioned accommodation benefits from gas central heating, double glazing and full redecoration throughout. In brief, the accommodation comprises a spacious reception hallway with bamboo flooring extending through the lounge and dining area, together with an extended kitchen fitted with quality wall and base units, integrated appliances and a useful breakfast/dining area. To the first floor are three bedrooms and the family bathroom. Outside, the property benefits from a good-sized, low-maintenance front garden and a driveway leading to a car port. To the rear is a generous south-facing garden, thoughtfully arranged to provide several seating areas for outdoor relaxation and entertaining. This is a particularly appealing family home, combining comfortable living space, a sunny garden and a sought-after residential setting.

Being situated in Sawley, the property is within easy reach of a range of local amenities in Sawley and nearby Long Eaton, including Asda and Tesco superstores and numerous other retail outlets. Schools for all ages, healthcare facilities and sporting amenities, including Trent Lock Golf Club, are also readily accessible. Excellent transport links include Long Eaton railway station, just a short walk away, Junction 25 of the M1, East Midlands Airport and the A52, providing convenient access to Nottingham, Derby and the surrounding East Midlands. An early viewing is strongly recommended.





Entrance Hall
12'5 x 5'6 approx (3.78m x 1.68m approx)
UPVC double glazed window to the side, UPVC obscure double glazed front door with glazed panel to the side, wooden laminate flooring, ceiling light, coving, radiator, stairs to the first floor and doors to:

Lounge Diner
10'2 x 23'1 approx (3.10m x 7.04m approx)
UPVC double glazed window to the front, UPVC double glazed sliding doors to the rear, wood laminate flooring, two ceiling lights, two radiators, TV and telephone points, fireplace and surround, coving.

Kitchen Diner
18'9 x 7'5 approx (5.72m x 2.26m approx)
The extended kitchen diner has a UPVC double glazed window to the rear, UPVC double glazed door to the side, vinyl tiled flooring, radiator, two ceiling lights and built-in understairs storage cupboard. The kitchen consists of off white Shaker style wall, drawer and base units to three walls with black laminate work surface over, tiled splashbacks, integral oven and microwave, inset stainless steel sink and drainer with a swan neck mixer tap, four ring electric hob with extractor over, washing machine and integral fridge freezer.

Landing
6' x 6'9 approx (1.83m x 2.06m approx)
UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch, coving and doors to:

Bedroom One
12 'x 9'8 approx (3.66m 'x 2.95m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light.

Bedroom Two
9'2 x 9'8 approx (2.79m x 2.95m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, built-in fitted cupboard housing the Baxi combi boiler.

Bedroom Three
6 'x 8'4 approx (1.83m 'x 2.54m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, coving, built-in cupboard.

Bathroom
5'9 x 5'9 approx (1.75m x 1.75m approx)
Obscure UPVC double glazed window to the rear, vinyl flooring, ceiling light, tall towel radiator, low flush w.c., pedestal wash hand basin, panelled bath with electric shower over and glass screen, tiled walls.

Outside
To the front of the property there is a low maintenance garden providing off road parking with pebbles, secure gate leading to a car port on the right hand side.

To the rear there is a large, enclosed garden with fencing to the boundaries, decked patio area and path, lawned garden with planter beds to the side, two large sheds, summerhouse, wooden pergola with established wisteria and a patio to the rear.

Directions
Proceed out of Long Eaton along Tamworth Road. Continue to the roundabout adjacent to the station and take the left hand branch of the bridge onto Roosevelt Avenue. Turn first left onto Austen Avenue and Kennedy Avenue is found as a turning on the left hand side.
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Agents Notes
There are AI photos on this property.

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 8mbps Superfast 79mbps 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



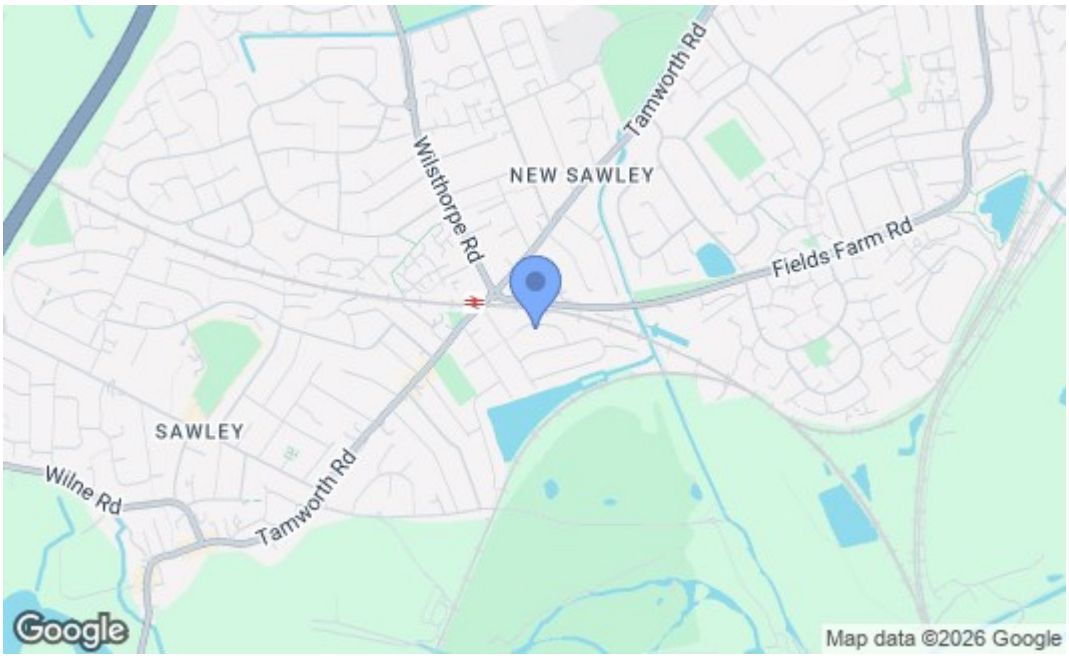


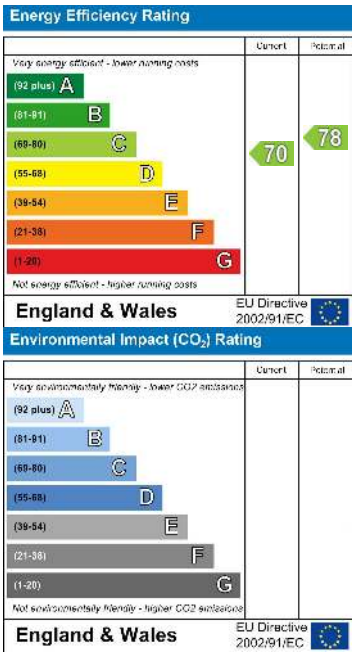












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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