Robert Ellis

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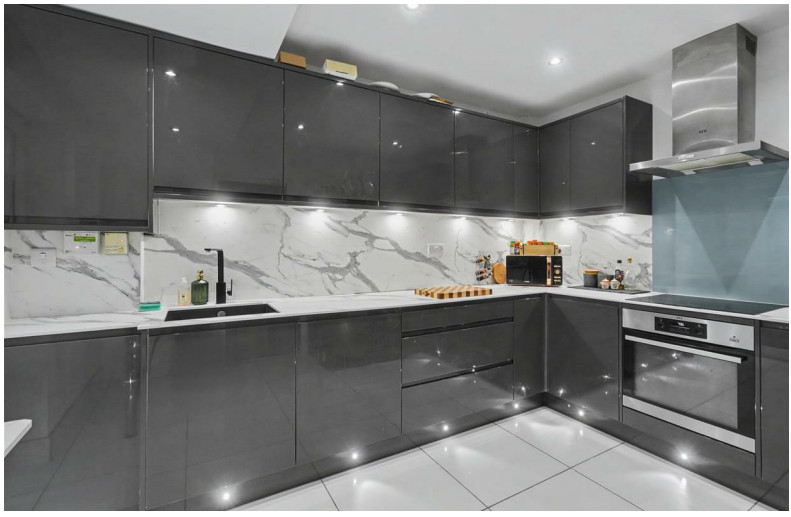

Portland Road,
Sawley, Nottingham
NG10 3FL

£270,000 Freehold

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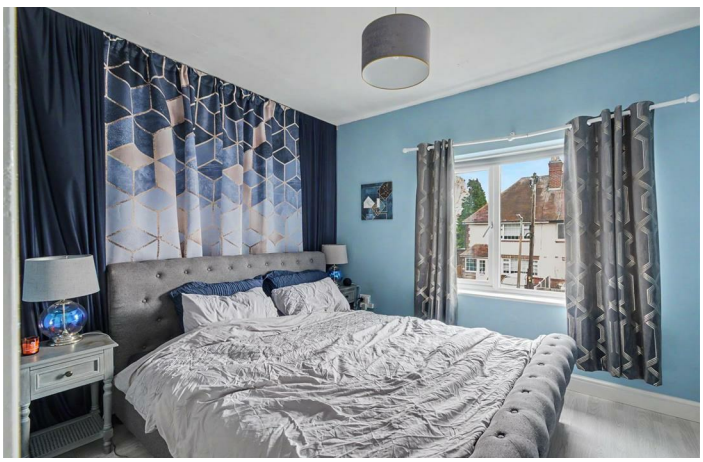
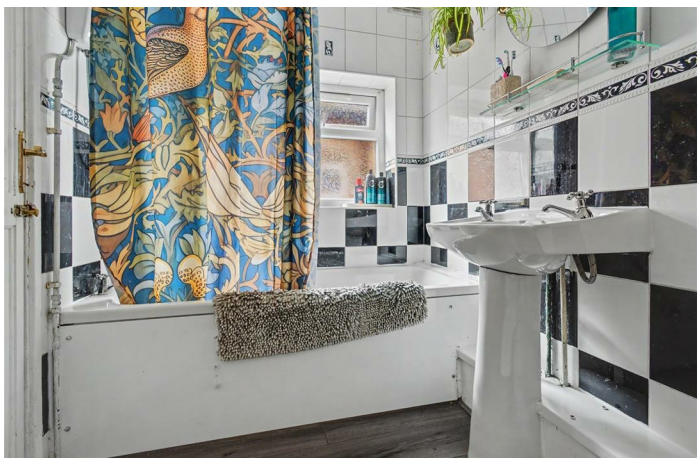
THIS IS AN EXTENDED SEMI DETACHED HOUSE PROVIDING ENLARGED GROUND FLOOR ACCOMMODATION AND FOUR GOOD SIZE BEDROOMS.

Being situated on Portland Road in Sawley, this extended property provides a lovely home which will suit a family who are looking for a property with four bedrooms and want to be close to the local schools provided by Sawley and Long Eaton as well as to many other excellent local amenities and facilities. Since being originally constructed the property has been extended to the rear which has enlarged the ground and first floor accommodation and for the size and layout of the house to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof to the main property and the spacious accommodation derives the benefits from having gas central heating and double glazing. The property is entered through an enclosed porch and an internal door leads to the hall, from which stairs take you to the first floor and doors lead into the lounge which has an adjoining area and the extremely well fitted breakfast kitchen which has grey gloss units and there is a door from the kitchen leading to an enclosed passageway which runs down the left hand side of the house. At the rear there is a covered area connecting the dining room to the rear hall, off which there is a utility room and ground floor w.c. To the first floor the landing leads to the four bedrooms and bathroom which has a shower over the bath and there are stairs leading from the main bedroom to the attic where there are two additional attic rooms. Outside there is a parking area at the front of the house and at the rear a private garden with decking leading onto a lawned garden and there are two outbuildings and a wooden covered area.

The property is close to excellent local schools in Sawley and Long Eaton, there is a Co-op convenience store on Draycott Road and other shops on Tamworth Road with Long Eaton only being a short drive away where there is an 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 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 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
having an enclosed porch having a stylish composite front door with two inset leaded opaque glazed panels and an opaque glazed side panel leading into the porch which has a double glazed window to the side, panelling to the walls inset, a shelf and cloaks hanging and there is a UPVC panelled door with a leaded glazed panel leading to:

Reception Hall
Stairs with balustrade leading to the first floor, the gas meter and electric consumer unit are positioned on the wall beneath the stairs, radiator in housing, laminate flooring and doors with inset etched glazed panels leading into the kitchen and lounge.

Lounge
21' to 9'9 x 14'9 to 8'9 approx (6.40m to 2.97m x 4.50m to 2.67m approx)
The lounge has a double glazed window to the front, a feature open fireplace with a coal effect fire (not tested) set in a cast iron surround with a tiled inset and hearth, radiator, laminate flooring which extends through into the dining area from which double glazed patio doors lead to the covered area at the rear and there is a double radiator and laminate flooring in the dining part of this through room.

Kitchen
11'6 x 9'6 approx (3.51m x 2.90m approx)
The kitchen has been re-fitted with soft closing, handle-less grey gloss units and includes a sink with a mixer tap and AEG hob set in a work surface which extends to two sides and has cupboards, an oven, wide drawers and an AEG integrated dishwater below, matching eye level wall cupboards to two walls with a wine rack at one end and lighting under, Worcester Bosch boiler housed in a wall cupboard, panelling to the walls by the work surface areas, an AEG hood and back plate to the cooking area, a further work surface/breakfast bar, space for a large American style fridge freezer, double glazed window to the side and opaque double glazed door leading to the covered area at the side of the pantry, tiled flooring and recessed lighting to the ceiling.

Covered Hallway
18'8 x 5'8 approx (5.69m x 1.73m approx)
There is a large covered area at the side of the house which has a UPVC door with inset glazed panel and a matching glazed side panel leading out to the front, two windows to the side, a polycarbonate roof and a stable style door with a Georgian glazed top section leading out to the rear garden and a double glazed window to the rear. There are power points and lighting in this area and it is currently used as a gym or could alternatively be used for storage or a utility area off the kitchen.

Utility Room
10'6 x 5'3 approx (3.20m x 1.60m approx)
The utility room is part of the new extension at the rear and has a double glazed window to the rear, a surface with space beneath for an automatic washing machine and tumble dryer, vinyl flooring, full height double glazed door leading into a covered area at the side of the house and a door leads to a rear hallway.

Rear Hall
Having a double glazed door leading out to the rear of the property, radiator and vinyl flooring.

Ground Floor Shower Room/w.c.
Having a walk-in shower with an electric shower, tiling to three walls and a pivot opaque glazed door, a low flush w.c. and pedestal wash hand basin, opaque double glazed window, radiator and vinyl flooring.

Rear Covered Area
10'10 x 6'2 approx (3.30m x 1.88m approx)
There are doors leading into this room from the dining area and there are double opening, double glazed French doors leading out to the decked area at the rear of the house, double glazed windows to the side, a polycarbonate roof and a radiator.

First Floor Landing
Having a double glazed window to the side, hatch to the loft and there are doors to:

Bedroom 1
10'4 x 9'6 approx (3.15m x 2.90m approx)
As you enter bedroom 1 there are steps taking you to the attic space and a doorway leads into the bedroom which has a double glazed window to the front, a shelved recess below the stairs which take you to the attic, laminate flooring and a radiator.

Bedroom 2
10'2 x 9'6 to 7'6 approx (3.10m x 2.90m to 2.29m approx)
Having a double glazed window to the rear and a radiator.

Bedroom 3
10'8 x 10'6 approx (3.25m x 3.20m approx)
Having two double glazed windows with fitted blinds to the rear and a radiator.

Bedroom 4
10' max x 9'3 max approx (3.05m max x 2.82m max approx)
Having a double glazed window to the front, a recess with a fitted desk/dressing table with a cupboard and shelf above, radiator and laminate flooring.

Bathroom
The bathroom has a white suite including a panelled bath with a Mira electric shower over, tiling to three walls, a pedestal wash hand basin with a glazed shelf and circular mirror to the wall above and low flush w.c., a wall mounted hand dryer, radiator, the walls are fully tiled and there is an opaque double glazed window to the side and two wall mounted cabinets with sliding mirrored doors.

Second Floor

Attic Room 1
10'5 x 9'8 approx (3.18m x 2.95m approx)
Stairs with balustrades either side lead from the main bedroom to the attic space where you enter a room with a window to the sloping ceiling, a radiator and a door leads into:

Attic Room 2
9'9 x 9'6 to 7'4 approx (2.97m x 2.90m to 2.24m approx)
The second attic room has a window to the sloping ceiling, three access points to roof storage space, a radiator and laminate flooring.

Outside
At the front of the property there is a concrete drive and off road parking area with a fence to the front and right hand side and to the left of the property there is access to the covered area at the side of the building. There is an outside water supply and up and down lighting at the front of the house and external power points are provided around the outside in front of the property.

At the rear there is a decked area with steps leading to a patio and lawned garden, there is a covered garden room and a lawn with fencing (which needs attention) to the boundaries.

Brick Outbuilding
At the side of the property there is a brick outbuilding which has two compartments.

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 turn right onto Draycott Road and right again onto Portland Road.
9645MP

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 6mbps Superfast 41mbps Ultrafast 1800mbps
Phone Signal – 02, Three, Vodafone, 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

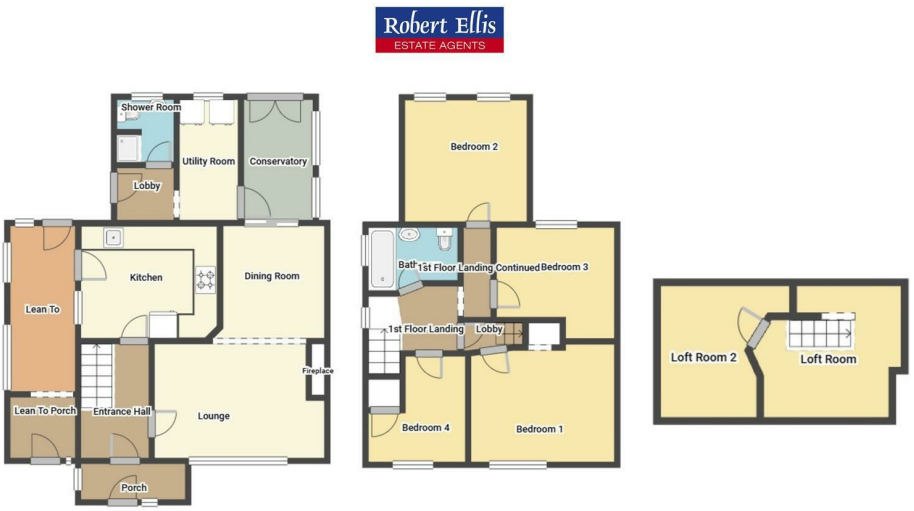




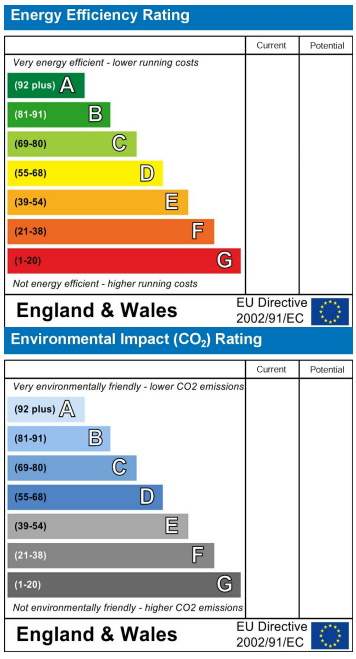












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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