



star property

You'll fall for this well-loved home

On a corner in Draycott Road in Sawley is this individual property that includes features that set it apart from similar sized and priced properties. **Karen Antcliff** reports

THIS is a house which has been lovingly looked after by its owners for three decades.

Mark Philpott, of Robert Ellis, said: "Only when viewing this property will house hunters start to see its quality, how well it has been maintained and decorated by the current owners who have lived there for the past three decades.

"The property was originally built in the 1920s but in the time the current owners have lived here, they have gone through every aspect of their beautiful home so it provides high quality accommodation which is ready for immediate occupation."

Original features have been retained, all the windows have been replaced but still include proper leaded light panels so the house has the character its original period of build provided, and the boiler has been replaced in recent years.

Accommodation includes a spa-



WELL CARED FOR: 37 Draycott Road, Sawley, is ready to move into.

factfile

WHERE: 37 Draycott Road, Sawley, Nottingham, NG10 3BA
TYPE: Three-bed detached
PRICE: £275,000
DETAILS: Individual
AGENT: Robert Ellis
PHONE: 0115 946 1818

acious and light reception hall area which leads to the through lounge where there is a feature 'Adam' style fireplace with a recently fitted new tiled inset and hearth. The separate dining room has a feature fireplace.

The kitchen has been fitted with high quality lime oak units and equipped with several appliances.

There is also a ground floor WC and off the rear porch, a useful utility area where the washing machine is fitted and plumbed.

To the first floor there are three extremely good size bedrooms, which include the master bedroom with its quality fitted wardrobes. Finally, there's the luxuriously tiled bathroom with white suite.

In addition to the main house, there is the double fronted garage and workshop which is situated at

the rear of the house and accessed off Firs Street. This has the potential to be redeveloped, subject to any necessary permissions – the agent suggests the possibility of converting it into an annex to the main property.

Landscaped gardens to the front and rear of the property provide several seating areas as well and lawn gardens and planting.

Mark said: "Being situated on a corner plot, the property has the feeling of being well away from nearby properties and the gardens are kept private by well cared for hedges to the front and side boundaries. The garage and workshop building is situated at the rear of the house and is in keeping with the main property having the same rendering to the visible external elevations all under a pitched tiled roof and has the potential to be converted into additional living accommodation if required."

Located in Sawley, the house is close to a number of local shops including the Co-op and post office, local schools and in easy reach of the shopping facilities at Long Eaton where there are also senior schools with excellent reputations.

Excellent transport links are on your doorstep including a railway station, junctions 24 and 25 of the M1 and the A52 to Nottingham and Derby.

room by room

