

# Need ideas for how to spend a weekend? Then look no further

**WHO can resist an open house event? The chance to view a home between allotted times and sometimes without an appointment, no pressure and the estate agent on hand to answer any questions you may have about the property.**

Over the next couple of weekends, there are at least two open house events taking place across our region.

The first is at 49 Draycott Road, Sawley, Derbyshire, where this four-bed detached house, priced at £179,950, is open to view on Saturday between 11am and 12.30pm. More details are available from selling agents Robert Ellis on 0115 9461818

Prospective purchasers are invited to pop along without an appointment any time between these hours to view the house and ask any questions of the estate agents, who will be on hand during the event.

The house, which stands back from the road, is described by the agents as "an individual detached property with four extremely good size bedrooms." They say it provides ideal family accommodation that is well located for the local shops and all the amenities and facilities offered by nearby Long Eaton.

The house has been extremely well maintained and has quality deep-groove laminate flooring fitted to most of the ground-floor living accommodation.

Mark Philpott, of Robert Ellis, said: "The property has a distinguished appearance from Draycott Road and is constructed of fascia brick to the external elevations under a tiled roof and offers light and airy accommodation."

Inside, you'll find a good size reception hall, a lounge with French doors leading out to the rear garden and a large breakfast kitchen fitted with a number of integrated appliances.

Upstairs there are the four double bedrooms and a bath/shower room.

Outside is an integral garage, which, says Mark could easily be converted into further ground-floor living accommodation - an alteration that a number of similar properties have had undertaken.

There's a good size garden to the front of the property, which has been designed and landscaped to keep maintenance to a minimum, and there's car standing and a private, easily managed rear garden.

Sawley has good access to junctions 24 and 25 of the M1 as well as Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham and Derby.

The second open house event takes place on Saturday, February 5, between 10am and 2pm. Viewers must be accompanied, so interested parties will need to call ahead to book a time slot.

The house stands at 138a Browns Lane, in Stanton-on-the-Wolds, and is a four-bed detached priced at £349,950. It's for sale with John German (call 0115 9810003).

The good-sized accommodation is suited to family life, with four bedrooms, two bathrooms and living space that includes a lounge, dining room, study and living/dining kitchen.

The house has been extended and



"IDEAL FAMILY HOME": 49 Draycott Road, Sawley



"HIGH STANDARDS": 138a Browns Lane, Stanton-on-the-Wolds



**Appealing:** One of the four double bedrooms at Sawley (left) and the kitchen at Stanton-on-the-Wolds

enhanced by the current occupiers and the agent says: "It's been maintained to the highest of standards and presents a stylish interior with accommodation that is ready to move into."

Features of individual rooms include an Adam-style fireplace, polished oak wood flooring and French doors in the lounge, all enhanced by neutral decoration. There is a well-fitted and arranged living kitchen.

The agent says: "The living kitchen is at the heart of the house and has been comprehensively re-fitted."

In the kitchen is a built-in oven, ceramic hob and integrated dishwasher. As well as a breakfast bar, there is a

separate dining area.

Upstairs, the master bedroom has full-width mirror-fronted wardrobes and a sun balcony that takes full advantage of the outlook on to the rear garden - an ideal spot to enjoy an early-morning coffee. This bedroom has an en suite shower room. There are three further bedrooms, the family bathroom and a separate shower room.

Outside on this well-screened plot is a block-paved driveway, leading to a single garage. To the rear is an enclosed garden which is well stocked and has a paved patio area. There is also space to the right-hand boundary to further extend, subject to planning consents.