



521 Tamworth Road
Long Eaton
Nottingham
Derbyshire
NG10 3FB

Price
£330,000

- Well presented throughout
- Double glazing and gas central heating
- Entrance hall and guest cloakroom
- Living room
- Separate large dining room
- Fitted kitchen
- Three bedrooms
- Bathroom with four piece suite
- Good sized attic space
- Detached garage

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

An opportunity to acquire a traditional bay fronted three bedroom detached residence occupying a convenient location on the border of Sawley and Long Eaton.

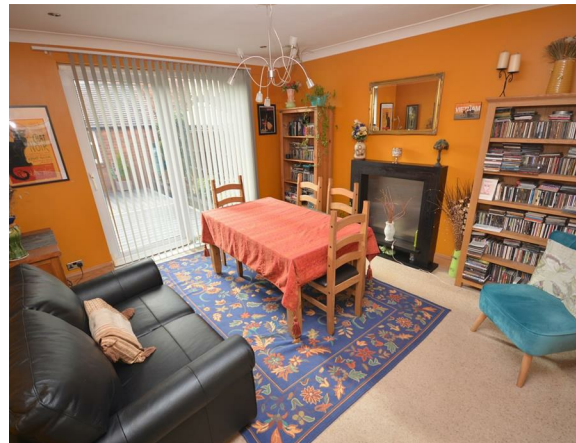
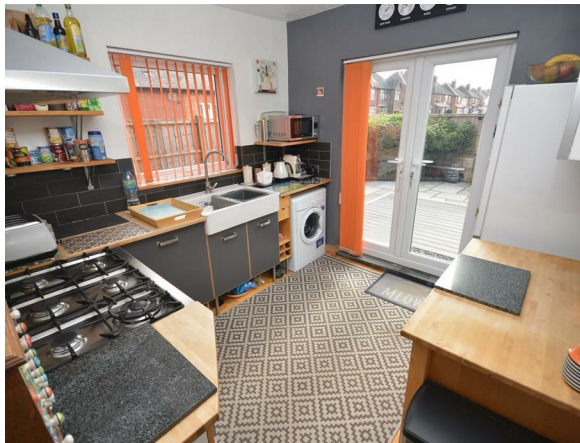
The property benefits from upvc double glazing and gas central heating with recess storm porch, entrance hall, guest cloakroom, lounge to front, rear dining room and fitted kitchen to the ground floor.

The spacious first floor landing leads to useful storage room and access to attic space, three bedrooms and a four piece family bathroom.

The property occupies a good sized corner plot with pleasant, well established lawn foregarden with raised borders containing plants and shrubs. To the rear and side there is an impressive low maintenance garden with stone terrace and raised composite decked area, ideal for outdoor dining, this is bounded by well stocked herbaceous borders. Also to the side is a useful timber shed and ornamental lighting and outdoor tap. There is a quality driveway providing off road parking to the detached garage with remote roller door, power and lighting.

LOCATION

The property's location gives easy access to an excellent range of amenities in Sawley and Long Eaton, it also provides easy access to Nottingham City Centre. There are some pleasant walks around the open countryside. It also gives easy access to the M1 and A50 as well as East Midland's Airport.





ACCOMMODATION

ON THE GROUND FLOOR

Entrance door providing access to:

ENTRANCE HALL

Radiator, panel staircase to first floor with understairs cupboard, oak flooring, upvc double glazed window to side and door to:

GUEST CLOAKROOM

Low flush w.c., wash hand basin, wall mounted gas fired boiler, radiator.

LOUNGE

3.62m x 3.62m (11'10" x 11'10")

Feature fireplace, decorative wooden surround, exposed brick interior, raised hearth with cast iron log burner, radiator, decorative coving, upvc double glazed bow bay window to front.

DINING ROOM

4.23m x 3.62m (13'10" x 11'10")

Feature fire surround, radiator, decorative coving, recessed spotlighting, upvc double glazed sliding patio door to garden.

KITCHEN

2.89m x 2.87m (9'5" x 9'4")

Wood preparation surface, tiled surrounds, twin inset ceramic sink unit with mixer tap, fitted base cupboards, six plate gas range cooker

with extractor hood over, space suitable for washing machine and fridge freezer, upvc double glazed window to side, matching french doors to garden.

ON THE FIRST FLOOR

FEATURE SEMI-GALLERIED LANDING

Painted wooden balustrade, dado rail, upvc double glazed window to side and front, radiator, panel door to useful walk-in storage cupboard, access to a useful attic space.

BEDROOM ONE

3.76m x 3.64m (12'4" x 11'11")

Radiator, built in wardrobes, stripped wooden floorboards, upvc double glazed window to front.

BEDROOM TWO

4.25m x 3.62m (13'11" x 11'10")

Radiator, upvc double glazed window to rear.

BEDROOM THREE

2.86m x 2.32m (9'4" x 7'7")

Radiator, free-standing wardrobes (included in the sale), upvc double glazed window to front.

BATHROOM

2.9m x 1.98m (9'6" x 6'5")

Part-wood panelled with a white suite comprising, low flush w.c.,

pedestal wash hand basin, panel bath, separate shower cubicle, radiator, two upvc double glazed windows to side and rear.

OUTSIDE & GARDENS

The property occupies an impressive corner plot with a mainly lawn foregarden enclosed by mixed hedging, raised wood-edged borders, containing plants and shrubs. There is a side passage with stylish paving, timber shed, rear low maintenance garden with composite decking and continuation of the stone terrace/patio.

To the side is off road parking for on vehicle giving access to the:

DETACHED SINGLE GARAGE

Remote controlled up and over door, power, lighting.

COUNCIL TAX BAND

Erewash - D.

DIRECTIONAL NOTE

Approach from the A52 is to bear south as signposted Long Eaton onto Bostocks Lane before turning right onto Longmore Road, proceed down to the roundabout, continuing straight over onto Wilsthorpe Road, straight over the next roundabout and eventually turn right onto Tamworth Road. The property will eventually be located on the left hand side.

VIEWING

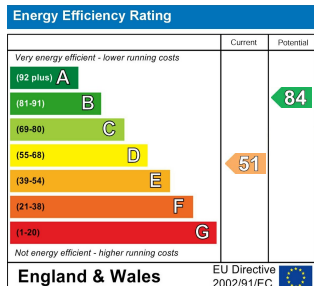
Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



GROUND FLOOR



1ST FLOOR



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