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Beresford Road, Sawley
Long Eaton, Nottingham
£250,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



BEAUTIFULLY RENOVATED HOME - A truly superb, professionally renovated three-bedroom semi-detached home, situated in this ever-popular, mature location in the sought-after village of Sawley. The property occupies a generous plot and has been upgraded with stylish contemporary fittings and tasteful neutral décor throughout. It would be ideally suited to a first-time buyer or a young family.

The property benefits from gas central heating via a combination boiler and uPVC double glazing. In brief, the accommodation comprises an entrance hallway, a lounge, and a superb dining kitchen with French doors leading to the rear garden, along with a separate utility room and WC.

Upstairs, the first-floor landing provides access to a particularly spacious primary bedroom, a second bedroom, and a contemporary shower room.

Externally, the property offers a generous driveway and a detached garage. To the rear, there is a good-sized enclosed garden with a patio and potential lawn area.





The Detail

This beautifully presented and comprehensively upgraded home has been professionally renovated with a high quality finish with contemporary fittings and tasteful neutral presentation throughout.

Entering via a uPVC glazed doorway with side panel, the welcoming hallway features light oak-effect laminate flooring, a useful meter cupboard, and a staircase rising to the first floor. Contemporary panelled doors lead into the main living spaces.

The lounge is positioned to the front and benefits from new carpets, a large window allowing plenty of natural light, and a TV point—creating a comfortable space to relax.

To the rear, the property truly impresses with a superb dining kitchen, fitted with contemporary handleless units and limestone-effect work surfaces. Integrated appliances include an electric oven, induction hob with stainless steel extractor, and dishwasher. A stainless steel sink, stylish splashbacks, and French doors opening onto the garden complete this sociable space. The adjoining utility room houses a Baxi combination boiler, provides additional storage, and offers access to the driveway, alongside a convenient downstairs WC.



Upstairs, the first-floor landing leads to three well-proportioned bedrooms, all with new carpets. The primary bedroom overlooks the rear garden, while bedrooms two and three face the front, with bedroom three also benefiting from built-in storage. The contemporary bathroom features a striking three-piece suite with matt black fittings, L-shaped bath with shower, vanity basin, and modern finishes throughout.

Externally, the property sits back from the road with a block-paved and gravel driveway, lawned frontage, and access to a detached garage. The enclosed rear garden offers a patio and generous lawn, perfect for outdoor enjoyment.

Please note that the images of the rear garden have been digitally enhanced to illustrate how it would look with a lawn. The area has been seeded. However, if the buyer would prefer a newly laid lawn, this can be arranged at an additional cost.





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The Location

Nestled between the River Trent and the Erewash Canal, Sawley offers a highly desirable blend of semi-rural tranquillity and excellent connectivity. This property is ideally positioned to enjoy both the charm of village life and the wide range of amenities available in Long Eaton.

The area is well placed for convenient access to the M1 (J24 and J25) and the A50, making it ideal for commuters. Long Eaton railway station is just a short distance away, providing direct services to Nottingham, Derby and London St Pancras. East Midlands Airport is also within easy reach, approximately a 15-minute drive away.

A selection of independent shops, traditional pubs and cafés are all within walking distance, adding to the appeal of village life. For leisure, there is immediate access to Sawley Marina and scenic canal-side walks, perfect for weekends. The bustling town centre of Long Eaton is only minutes away, offering major supermarkets, including Tesco Extra and Asda, along with a wider range of retail options.

The property is situated within the catchment area for well-regarded local primary schools, making it an excellent choice for families.







The Particulars

- Superb Renovated Semi-Detached Home with Generous Plot
- High Quality Finish Throughout - Quality Specification
- Tasteful Neutral Presentation - Ready to Move Into
- Ideal for First Time Buyer or Young Family
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, WC & Spacious Lounge
- Superb Dining Kitchen & Utility Room
- Three Bedrooms & Contemporary Bathroom
- Generous Plot with Driveway & Extensive Rear Garden
- No Chain Involved

Size

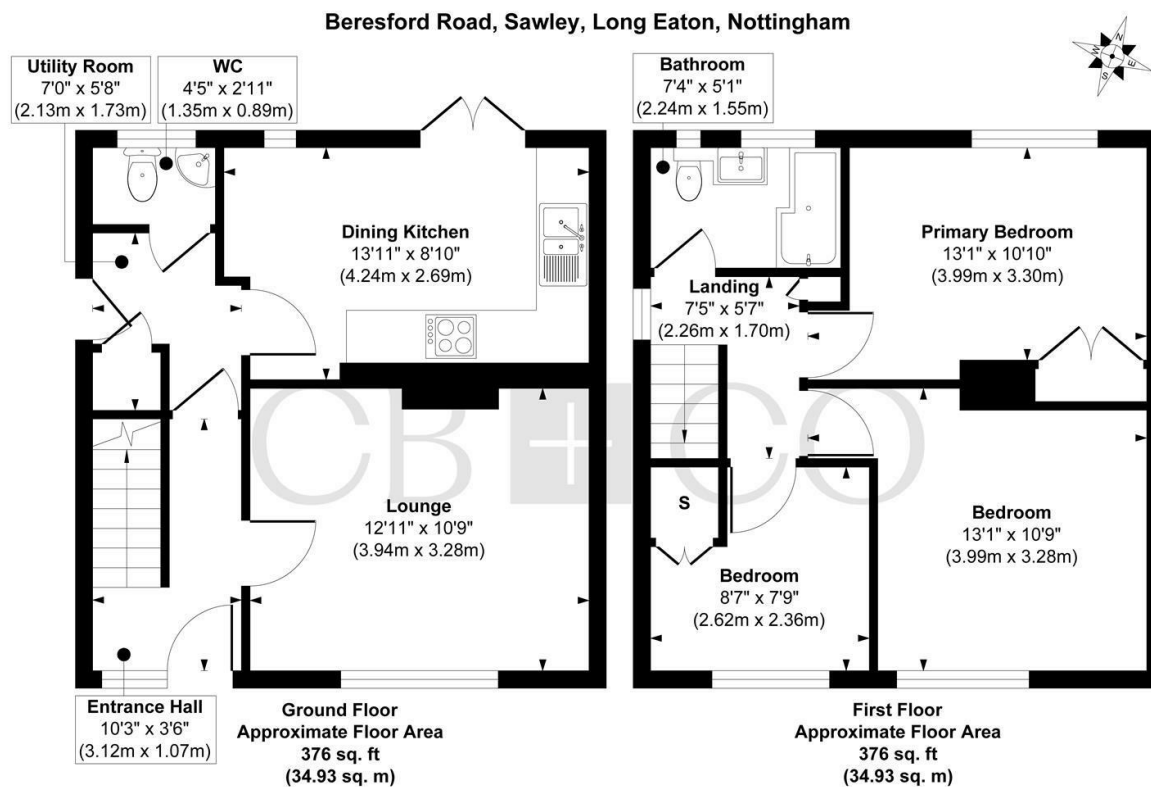
Approx 752.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B



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Let's *Talk*

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