



66, Sawley Road,  
Draycott, Derbyshire  
DE72 3QE

**£1,175,000 Freehold**

THIS REALLY IS A STUNNING ARCHITECTURALLY DESIGNED ENERGY EFFICIENT INDIVIDUAL HOME WHICH IS SITUATED ON A PRIVATE GATED DRIVE WITH THE PROPERTY PROVIDING HIGHLY APPOINTED ACCOMMODATION ARRANGED OVER THREE FLOORS.

Being located on the edge of this award winning village, with an open aspect over fields to the rear, this individual detached property includes over 4000 sq.ft. of living accommodation and will be ready for occupation during Spring 2024. This is the last of four individual properties to be constructed on this private gated drive and we are sure it will appeal to people looking for a contemporary home with spacious open plan living and generous bedroom accommodation. In total there are six bedrooms, but as people will see when they view, the rooms on the second floor could alternatively be used as an office, gym or similar or alternatively the two large rooms and shower room on the second floor could be an independent living area for a family member. The property is highly insulated throughout and benefits from having 20 solar panels positioned on the roof and a water harvester tank located in the rear garden which stores rain water to be recycled in the garden. Astle Park is positioned on the edge of Draycott village and is well placed for easy access to the amenities and facilities provided by the village and also those found in Sawley and Long Eaton as well as Breaston, Borrowash and Pride Park which is located off the A52 as you approach Derby.

The property we are marketing will have a driveway at the front which will provide off road parking for several vehicles and the attractively designed house is constructed of brick with cedar cladding to the front and side elevations under a pitched tiled roof and will have an Architect certificate 10 year warranty. The house is entered through an open porchway and a stylish front door and the spacious accommodation derives the benefits from having gas central heating, with underfloor heating to the ground floor and grey aluminium double glazing throughout. The accommodation includes a split level hallway which has a ground floor w.c. off and from the hall there are double opening doors to the main lounge which has a feature ceiling with high level windows providing additional natural light into this main living room and sliding glazed doors leading out to the private Southerly facing garden. There is a study which again has sliding glazed doors to the garden and the open plan living/dining kitchen which is over 38' in length and has an exclusively fitted kitchen area which will be installed by Colourhill and will include several AEG integrated appliances with a Bora hob and quartz work surfaces. There are dining and sitting areas included within this large open plan living space with two sets of sliding glazed doors leading out to the garden. There is a large utility room positioned between the kitchen and garage and the stairs take you from the hall to the first floor where there is a generous and light landing. There are four double bedrooms on the first floor, the main bedroom having sliding doors to a terrace, a luxurious en-suite bathroom which includes a separate bath and large walk-in shower and there is a large dressing room. Two of the double bedrooms on the first floor also have en-suite shower rooms and there is the main bathroom which will have a stand alone bath and separate large walk-in shower. There is a second flight of stairs from the first floor landing to the second floor where there are two further large double bedrooms and a shower room which includes a large walk-in shower. Outside there is an adjoining garage and a double car port and there is access either side of the property to the rear garden which will have an open aspect overlooking the fields at the rear.

As previously mentioned Draycott village has a number of local shops and schools for younger children with there being further shopping facilities found in the nearby villages of Breaston, Borrowash and Sawley with Long Eaton being only a short drive away where there are Asda, Tesco and Aldi stores and schools for older children which include Trent College and the Wilsthorpe Academy. There are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby 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

Open porch extending across the front of the property with a stylish front door having double glazed side panels either side leading to:

## Reception Hall

Feature staircase leading to the first floor with a cupboard beneath housing the valves for the underfloor heating system, built-in cloaks cupboard, Kamdean style flooring with underfloor heating and double doors leading to the lounge and doors to the study and living/dining kitchen.

## Ground Floor w.c.

The ground floor w.c. will be fitted with a low flush w.c. with a concealed cistern and a circular hand basin set on a surface with a mixer swan neck tap, a drawer beneath and an illuminated mirror above, opaque double glazed window and Kamdean style flooring with underfloor heating.

## Lounge/Sitting Room

22' x 13'2 plus fireplace recess (6.71m x 4.01m plus fireplace recess)

This large main reception room will have a three panel sliding door system leading out to the rear garden and a box bay double glazed window to the front with the wall where there will be provision for a log burner/gas fire having double glazed full height windows to either side of the fire position, there is a raised feature central ceiling with double glazed panels to the front and rear which provides additional natural light to this main reception room and there will be carpeted flooring with underfloor heating.

## Study

11'4 x 11'3 approx (3.45m x 3.43m approx)

Double glazed sliding doors leading out to the rear garden and Kamdean style flooring with underfloor heating.

## Dining/Living Kitchen

38'4 to 15'3 x 24'3 to 13'8 to 10'4 approx (11.68m to 4.65m x 7.39m to 4.17m to 3.15m approx)

The exclusively fitted kitchen and equipped will be installed by Colourhill and will have quartz work surfaces with a bank of cupboards and AEG appliances to one wall which will have cooking appliances including an oven and microwave oven with a warming drawer and an upright fridge and freezer, there will be a sink with a mixer tap and an instant hot water tap set in a work surface extending along a wall with cupboards, drawers and an integrated dishwasher below, central island with a quartz work surface which will have a Bora hob and extractor unit with cupboards and drawers below.

The living/dining area will have two sets of glazed sliding doors leading out to the rear garden and there are full height windows looking out to the rear and further double glazed windows to the side from the kitchen area, there will be Kamdean style flooring with underfloor heating, recessed lighting to the ceiling, cabling for a wall mounted TV and a door will lead into the utility room from the kitchen.

## Utility Room

14'3 x 7'10 to 6'9 approx (4.34m x 2.39m to 2.06m approx)

The utility room will also be fitted by Colourhill and will have a sink set in a surface with cupboards under, further work surface with space below for both an automatic washing machine and tumble dryer, range of built-in storage cupboards and shelves to one wall, recessed lighting to the ceiling, stylish door with inset opaque glazed panel leading out to the side of the property with a double glazed window to the side, Kamdean style flooring with underfloor heating and an internal door to the garage.

## First Floor Landing

There will be a feature double glazed window at the bottom of the stairs and a large double glazed window on the landing which will enable natural light to flood into the first floor, the feature balustrade will continue from the stairs onto the landing, a large airing/storage cupboard with a radiator and doors will lead to:

## Bedroom 1

20'9 to 12'6 x 13'4 to 12' approx (6.32m to 3.81m x 4.06m to 3.66m approx)

The main bedroom will have glazed sliding doors leading out onto a large private terrace at the rear which will have glazed balustrades and a privacy wall to the left hand side and there will be views from the bedroom and veranda over the fields and open countryside at the rear of the property, further eye level double glazed window over the bed position, dressing table area with a double glazed window, radiator and cabling for a wall mounted TV.

## En-Suite

9'9 x 8'7 approx (2.97m x 2.62m approx)

The en-suite to the main bedroom will have a stand alone bath, a large walk-in shower with a mains flow shower system and a glazed screen, low flush w.c. with a concealed cistern and hand basin with an illuminated mirror above, radiator, opaque double glazed window and recessed lighting, tiled flooring and an extractor fan to the ceiling.

## Dressing Room

12'3 x 11'8 approx (3.73m x 3.56m approx)

This large walk-in dressing room to the main bedroom has a double glazed window to the rear which provides views over the fields at the rear, radiator and recessed lighting to the ceiling.

## Note

The picture included in the sales details showing the dressing room is to provide an idea as to how the dressing room could be fitted. The fittings shown are not included in the sale, but can be organised for a purchaser while the building programme is being carried out.

## Bedroom 2

17' x 13' approx (5.18m x 3.96m approx)

Two double glazed windows to the front with a Velux window to the feature vaulted ceiling, access to roof storage space and a further built-in cupboard, radiator and cabling for a wall mounted TV.

## En-Suite

13'2 x 5'6 approx (4.01m x 1.68m approx)

The en-suite to the second bedroom will have a large walk-in shower, hand basin with an illuminated mirror above and low flush w.c. with a concealed cistern, opaque double glazed window, recessed lighting to the ceiling with an extractor fan, tiled flooring and a feature radiator.

## Bedroom 3

12'2 x 10' approx (3.71m x 3.05m approx)

Double glazed window with views over the open countryside to the rear, pocket door to the en-suite shower room and a radiator.

## En-Suite

The en-suite to the third bedroom has a large walk-in shower with a mains flow shower system, hand basin with an illuminated mirror above, low flush w.c. with a concealed cistern, recessed lighting and an extractor fan to the ceiling and tiled flooring.

## Bedroom 4

10'2 x 9'8 approx (3.10m x 2.95m approx)

Double glazed window to the front and a radiator.

## Bathroom

12'3 x 8'6 approx (3.73m x 2.59m approx)

The main bathroom will have a stand alone bath with wall mounted taps, a large walk-in shower with a mains flow shower system and a protective glazed screen, hand basin with an illuminated mirror above and low flush w.c. with a concealed cistern, opaque double glazed window, feature radiator and tiled flooring.

## Second Floor Landing

Two Velux windows to the sloping ceiling with views over the open fields and leading to:

## Bedroom 5

16'2 x 14'5 approx (4.93m x 4.39m approx)

Feature double glazed window to the side, Velux window and two radiators.

## Bedroom 6

16'2 x 12' to 8'6 approx (4.93m x 3.66m to 2.59m approx)

Feature double glazed window to the side, Velux window and a radiator.

## Shower Room

The shower room to the second floor has a corner shower with a mains flow shower system, hand basin with an illuminated mirror above and a low flush w.c. with a concealed cistern, Velux window, a feature radiator and tiled flooring.

## Outside

At the front of the property there is a driveway which provides off road parking for several vehicles, a path extends down the right hand side to the rear and to the left there is a path which extends around the car port and behind the garage to the left hand side of the property where there is a wide garden/seating area which will have a retaining wall and there will be a pathway extending across the rear of the house which will lead onto the main garden area at the rear which houses an underground rain water harvesting system. There being sliding glazed doors from the lounge, study and the living/dining kitchen leading out to the private level rear garden and there will be fencing to the side boundaries and hedging and low level fencing to the rear with views over the open fields.

## Garage

18'7 x 9'4 approx (5.66m x 2.84m approx)

The integral garage will have an electric roller door to the front, the boiler for the property is housed in the garage, power and lighting provided and there will be an internal door to the utility room from the garage.

## Car Port

18'7 x 16'6 approx (5.66m x 5.03m approx)

The double car port is positioned to the side of the garage and has a hot and cold water supply, provision for an electric car charger, power and lighting.

## Agents Notes

There is a rain water harvester storage tank located in the rear garden which will enable rain water to be recycled and used by outside taps.

There are 20 solar panels positioned on the roof which will provide electricity for the property and the grid for which a tariff will be received by the home owner.

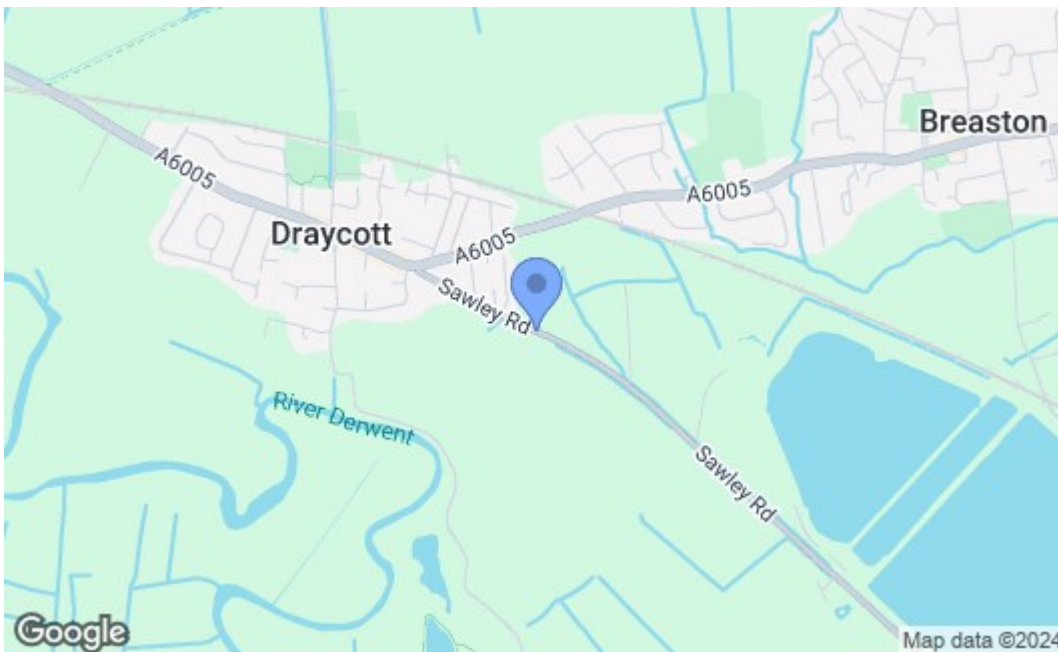
The barbeque is not included in the sale.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the village of Breaston and into Draycott. Turn left into Sawley Road and Astle Park can be found on the left hand side.  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>97</b>	<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.