



Draycott Road,  
Breaston, Derbyshire  
DE72 3DA

**£189,995 Freehold**



THIS IS A TWO DOUBLE BEDROOM PROPERTY WHICH IS SITUATED CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE.

Robert Ellis are pleased to be instructed to market this cottage style property which is situated close to the heart of Breaston village and therefore close to the amenities and facilities provided by the village centre. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely property for themselves.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. The house is entered through a stylish composite front door into the main lounge/sitting room which has a window to the front and there is access from this room into the separate dining/sitting room, from which there is a French door leading out to the rear garden. The kitchen is well fitted with white gloss finished wall and base units and to the first floor the landing leads to the two double bedrooms which both have separate access to the bathroom where there is a white suite complete with a shower over the bath. Outside there is a walled area at the front of the property and access provided from a path to the left of the adjoining property and at the rear of the house there is a lawned garden with a decked area with there also being a brick outside store.

Breaston has a number of local shops and schools for younger children with shops and schools for older children being found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as the Wilsthorpe Academy and Trent College, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside, three local pubs, a Bistro restaurant and several coffee eateries and the excellent transport links include J25 of the M1, which is literally only a mile away from the house, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with arched inset glazed panel and an opaque double glazed panel above leading to:

#### Lounge

15' to 12' x 12' approx (4.57m to 3.66m x 3.66m approx)

Double glazed window to the front, gas flame effect fire, recess under the stairs with coat hanging and wall light, cornice to the wall and ceiling, radiator, double built-in cupboard to one side of the chimney breast which houses the electricity meter and electric consumer unit, dado rail to the walls and carpeted flooring.

#### Dining Room

12' x 12' approx (3.66m x 3.66m approx)

Double glazed door with matching panels to the side and above leading out to the rear, radiator, laminate flooring, cornice to the wall and ceiling and an arch leading through into the kitchen.

#### Kitchen

13' x 5'10 approx (3.96m x 1.78m approx)

The kitchen has been re-fitted over recent years and has white gloss finished units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to two walls and has space for an automatic washing machine, cupboards, drawers and an oven below, work surface/breakfast bar with a radiator under, space for an upright fridge/freezer, matching eye level wall cupboards, hood and back plate to the cooking area, windows to the side and rear having tiled sills and tiled flooring.

#### First Floor Landing

There are doors from the main landing leading to the two bedrooms.

#### Bedroom 1

12' x 12' approx (3.66m x 3.66m approx)

Double glazed window to the front, radiator and a second door off this bedroom leads to a corridor which takes you to the bathroom.

#### Bedroom 2

12' x 8' approx (3.66m x 2.44m approx)

Double glazed window to the rear, radiator, dado rail to the walls, a door to the corridor which provides access to the bathroom and two wall lights.

#### Bathroom

The bathroom has a white suite including a P shaped bath with a mixer tap and a mains flow shower over, tiling to two walls and a glazed protective screen, low flush w.c. and pedestal wash hand basin with mixer tap, tiled splashback and a mirror to the wall above, chrome ladder towel radiator, wall mounted boiler set in a housing, opaque double glazed window, wall mounted shelved cabinet and tiled flooring.

#### Outside

There is a slate chipped area at the front of the property with a path leading to the front door, wall to the front and left boundary with a fence to the right hand side.

At the rear of the property there is a concrete area and a path provides access to the main garden at the rear of the house which has a lawn, decked seating area, a pebbled section and the garden is kept private by having fencing to the rear and side boundaries. There is a brick store and an external light and outside tap are provided.

#### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into the village of Breaston. Continue along Draycott Road and the property can be found on the right as identified by our for sale board.

7679AMMP

#### Council Tax

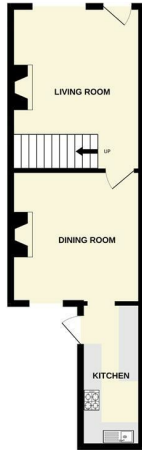
Erewash Borough Council Band A



Robert Ellis  
ESTATE AGENTS

GROUND FLOOR  
200' 0" x 120' 0" (61' 0" x 36' 6") APPROX.

1ST FLOOR  
200' 0" x 120' 0" (61' 0" x 36' 6") APPROX.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.