



Derwent Street,  
Draycott, Derbyshire  
DE72 3NF

**£450,000 Freehold**

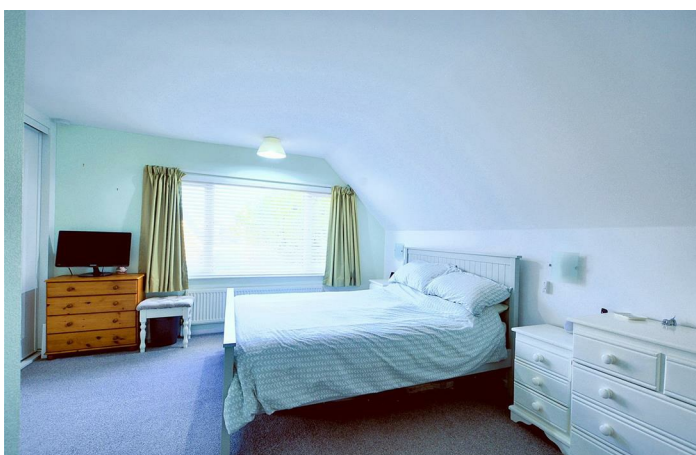


A THREE BEDROOM DETACHED FAMILY HOME FOUND IN THIS SOUGHT AFTER VILLAGE LOCATION, IN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to offer to the market this beautiful home situated in this sought after location part of Draycott. As you approach this property, you drive down Derwent Street and feel that you are being lead to a dead end. There you will find, this property among a small number of neighbouring homes positioned in a cul-de-sac location, ideal for quietness and exclusivity. Internally the accommodation doesn't disappoint. With more people wanting and requiring more living space for day to day living as well as hosting for special occasions, this property offers exactly that. The property breathes space and natural light throughout. The living accommodation on offer provides a variety of spaces including the front room, stretching the width of the property, whilst the rear aspect offers various rooms overlooking the delightful garden. The property is ideally positioned in Draycott, a popular village where there is great access to local shops and amenities including access to the A52 link road to both Derby, Nottingham and the M1.

This beautiful home boasts double glazing throughout and gas central heating. Internally the accommodation briefly comprises of a hallway upon entrance, living room, sitting/dining room, kitchen, conservatory, garden room and ground floor shower room completing the ground floor accommodation. To the first floor, there are three bedrooms and a shower room.

Draycott has a number of local shops and schools for younger children while there are Co-op stores and other shops found in the adjacent villages of Breaston and Borrowash with Asda, Tesco, lidl and Aldi stores as well as many other retail outlets and schools for older children found in Long Eaton, there are healthcare and sports facilities, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, 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.



### Entrance Hall

Wood-effect laminate flooring, carpeted stairs with a wooden banister and glass panels, radiator, recessed spotlights, two in-built cupboards, UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access to:

### Living Room

20' x 11'9 approx (6.10m x 3.58m approx)

Two UPVC double-glazed windows with fitted Venetian blinds to the front, UPVC double-glazed obscure window to the side elevation, carpeted flooring, two radiators, TV point, feature fireplace with a gas fire and a Quartz surround and hearth.

### Shower Room

7'9 x 5'4 approx (2.36m x 1.63m approx)

Having a concealed dual flush w.c. combined with a vanity unit wash basin and storage, a double walk-in shower enclosure with an overhead rainwater shower and a hand held shower head, radiator, fully tiled walls, cushioned vinyl flooring, extractor fan and a UPVC double-glazed obscure window with fitted Venetian blinds to the side elevation.

### Kitchen

11'1 x 9'9 approx (3.38m x 2.97m approx)

Fitted with a range of wall and base units with work surfaces and under-cabinet lighting, inset stainless steel sink with a mixer tap and drainer, integrated dishwasher, five-ring gas hob with an extractor hood, integrated double electric oven, integrated fridge freezer, integrated washing machine, ceramic tiled flooring, tiled splashback, UPVC double-glazed window to the rear elevation and a single UPVC door leading into:

### Conservatory

14'2 x 11'8 max approx (4.32m x 3.56m max approx)

Wood-effect laminate flooring, polycarbonate roof, ceiling fan light and a sliding patio door providing access to the rear garden.

### Dining/Sitting Room

22'4 x 11'2 max approx (6.81m x 3.40m max approx)

Wood-effect laminate flooring, two radiators, recessed wall alcove, TV point, UPVC double-glazed window with a fitted roller blind to the side elevation and a sliding patio door opening out to the rear garden.

### Garden Room

14'2 x 11'8 approx (4.32m x 3.56m approx)

Wood-effect laminate flooring, recessed spotlights, access into a utility and storage cupboard and two sets of sliding patio doors with fitted roller blinds providing access to the rear garden.

### Utility Cupboard

4'8 x 2'2 approx (1.42m x 0.66m approx)

### First Floor Landing

UPVC double-glazed window to the side elevation, carpeted flooring, access to the loft and doors to:

### Bedroom 1

14'6 x 14'3 approx (4.42m x 4.34m approx)

UPVC double-glazed window with fitted Venetian blinds to the front

elevation, carpeted flooring, two radiators, fitted sliding mirrored door wardrobes and access to usable under-eaves storage.

### Bedroom 2

22'2 x 11' approx (6.76m x 3.35m approx)

UPVC double-glazed window with fitted Venetian blinds to the side and rear elevation, carpeted flooring and a radiator.

### Bedroom 3

11'6 x 9'8 approx (3.51m x 2.95m approx)

UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and eaves storage.

### Shower Room

Fitted with a concealed dual flush w.c. combined with a vanity unit wash basin and fitted storage, shower enclosure with a wall-mounted electric shower fixture, electrical shaving point, cushioned vinyl flooring, fully tiled walls, radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Outside

To the front of the property is a driveway providing ample off-road parking, gravelling with a range of plants and shrubs, and a double gated access to the rear garden.

To the rear of the property is a private enclosed garden with a patio area, a lawn, herbaceous borders, a range of established trees, plants and shrubs including Japanese Maple Trees, fence panelled boundaries, and a wooden cabin.

### Directions

Head out of Long Eaton along Derby Road and continue through the village of Breaston and into the centre of Draycott. Take the left hand turning onto Market Street where Derwent Street is a turning on the right hand side.

8313AMCO

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 60mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

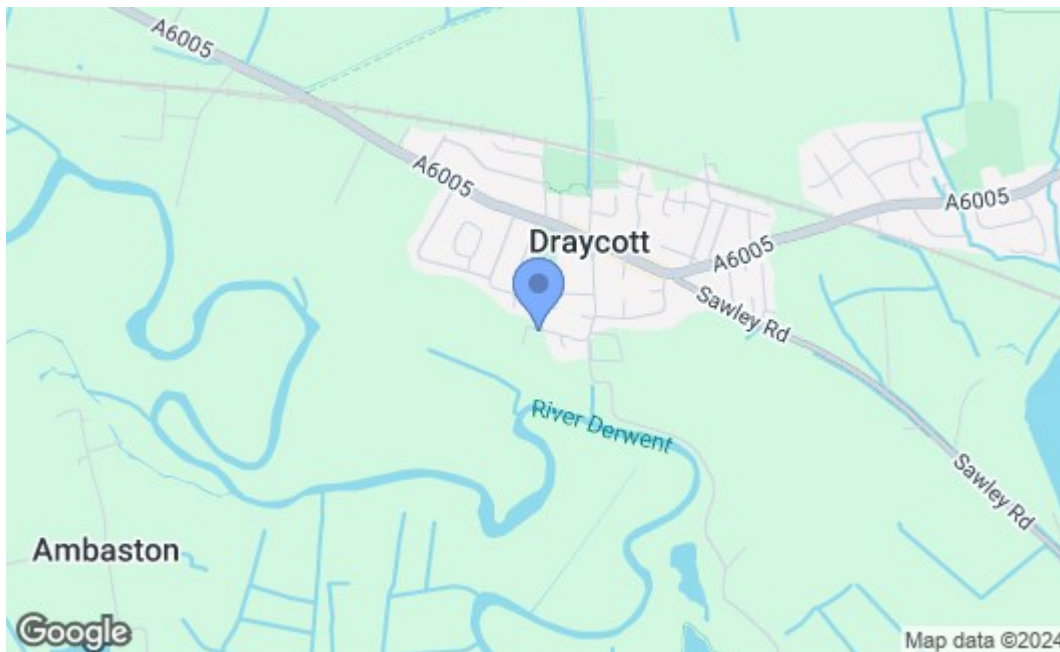
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.