

# Robert Ellis

*look no further...*



Sydney Road,  
Draycott, Derbyshire  
DE72 3PX

**Price Guide £170-180,000**  
**Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



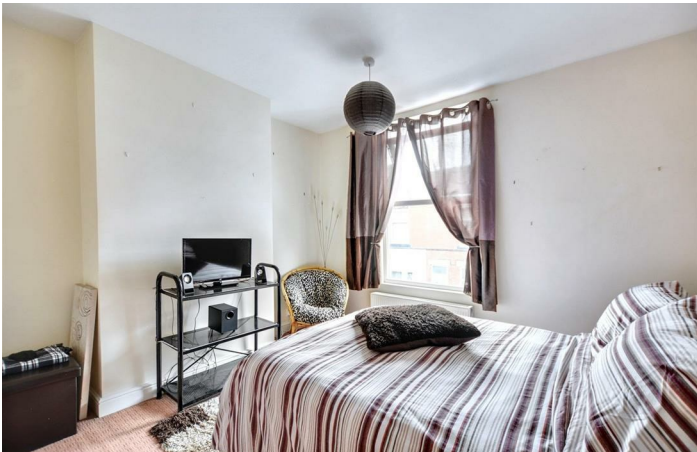


A SUPERB TWO DOUBLE BEDROOM MID PROPERTY SITUATED ON A QUIET CUL-DE-SAC CLOSE TO THE HEART OF DRAYCOTT VILLAGE.

Being located on Sydney Road, this two bedroom property offers a lovely home which will suit a whole range of buyers, from people buying their first property or somebody looking for a home that would be easy to rent. The property is ready for immediate occupation and is being sold with the benefit of no upward chain and for the size and layout of the accommodation included to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included for themselves. The property is well placed for the amenities and facilities provided by Draycott, as well as those found in nearby Long Eaton and other villages such as Breaston and Borrowash, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits from having gas central heating and double glazing. In brief the property includes a lounge, an open plan kitchen diner with a well fitted kitchen which has cream shaker style wall and base units. To the first floor the landing leads to the two double bedrooms, and a seperate four piece bathroom. The bathroom has a white suite and includes an enclosed corner shower unit, bath, W.C and sink. Outside there is an enclosed low maintenance garden.

Draycott village has a number of local shops and schools for younger children with there being further shops found in the nearby villages of Breaston and Borrowash and there are main supermarkets in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for older children in Long Eaton and at Sandiacre, 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, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Lounge

10'11" x 11'1" approx (3.33 x 3.39m approx)

With uPVC double glazed window to the front, radiator, laminate flooring, space for inset fireplace, TV point, ceiling light.

### Kitchen Diner

11'1" x 12'0" approx (3.4 x 3.67m approx)

The kitchen is open to the dining room, with uPVC double glazed window to the rear, ceiling light, radiator, laminate wooden flooring, wooden exposed beam to the ceiling, space for inset fireplace, recessed spotlights.

### Kitchen Area

9'0" x 5'10" approx (2.75 x 1.78m approx)

With a uPVC double glazed window overlooking the rear garden and uPVC back door. The contemporary kitchen consists of cream Shaker style wall, drawer and base units to two walls, wood effect rolled edge laminate worktop, splash back modern tiling, four ring gas hob and extractor above, stainless steel inset sink and drainer and oven.

### First Floor Landing

14'9" x 2'11" approx (4.5m x 0.9m approx)

The landing has carpeted flooring, loft hatch, ceiling light and access to the two double bedrooms and bathroom.

### Bedroom One

10'11" x 11'1" approx (3.35 x 3.4m approx)

With uPVC double glazed window to the front elevation, radiator, carpeted flooring, in-built storage cupboard.

### Bedroom Two

11'4" x 8'2" approx (3.46 x 2.51m approx)

With uPVC double glazed window to the rear elevation, radiator, carpeted flooring.

### Bathroom

5'6" x 8'7" approx (1.7m x 2.63m approx)

The bathroom has a uPVC double glazed patterned window to the rear elevation, vinyl flooring, radiator, panelled bath and separate enclosed corner shower unit with electric shower, low flush w.c and pedestal sink.

### Outside

To the rear there is a low maintenance garden which is pebbled and paved and there is fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through Breaston and into Draycott. Turn right into Town End Road and immediately left into Sydney Road and the property can be found on the right as identified by our for sale board.

8496JG

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 19mbps Superfast 80mbps

Ultrafast 10000mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

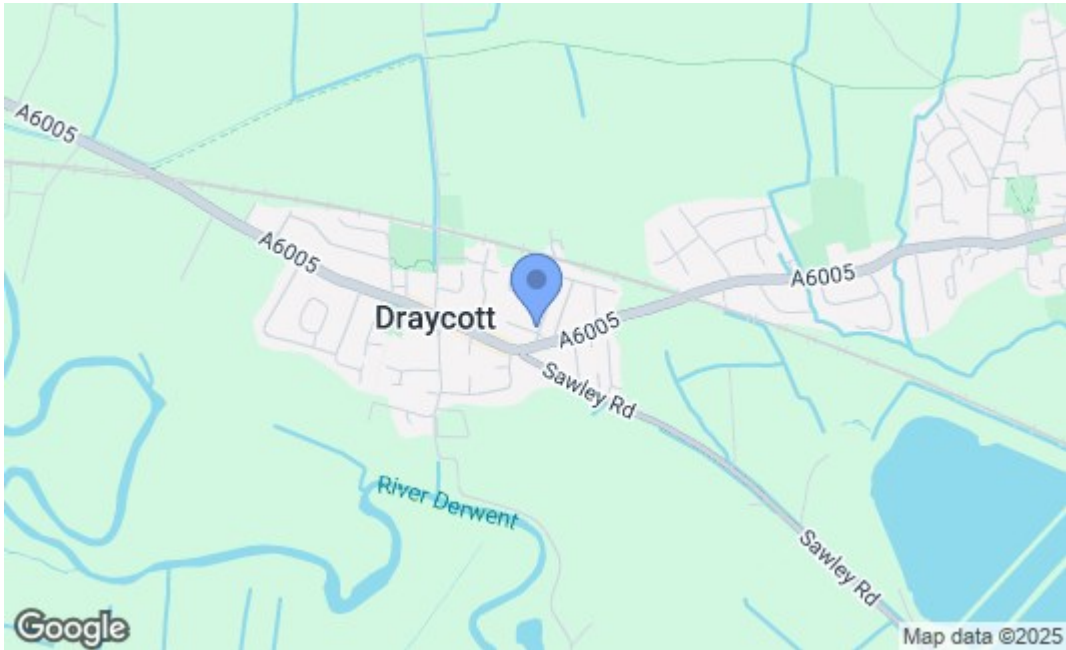
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.