



Mapleton Road,
Draycott, Derbyshire
DE72 3QQ

£250,000 Freehold



A TWO BEDROOM SEMI DETACHED BUNGALOW FOUND IN THIS DESIRABLE VILLAGE LOCATION

Robert Ellis are pleased to offer to the market this well presented semi detached bungalow tucked away in the cul-de-sac of Mapleton Road in Draycott. The property stands fantastically well from the front aspect with ample off road parking and a well presented front garden. The property is located within close proximity to a range of local amenities and also bus routes on Derby Road and arrives to the market offering NO UPWARD CHAIN and internal viewing is highly recommended.

Being constructed of brick to the external elevations and with the benefits of having gas central heating and double glazing, the well presented property briefly comprises of a hallway, kitchen, living room, two bedrooms and a beautiful shower room.

Draycott has a number of local shops and schools for younger children while there are further shopping facilities found in the two adjacent villages and Long Eaton where there are Asda, Tesco and Aldi stores as well as many retail outlets, 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.



Entrance Hall

Double glazed door to the side, loft access hatch, radiator.

Kitchen

10'10 x 8'8 approx (3.30m x 2.64m approx)

Double glazed window to the front and side, matching range of wall and base units with work surfaces over, inset sink and drainer, linoleum flooring, built-in storage cupboard, part tiled walls, radiator, space for a cooker and fridge freezer.

Lounge

16'11 x 10'3 approx (5.16m x 3.12m approx)

Double glazed window to the front, radiator, coving and TV point.

Bedroom 1

10'3 x 12'3 approx (3.12m x 3.73m approx)

Double glazed window to the rear, radiator.

Bedroom 2

8'9 x 8'10 approx (2.67m x 2.69m approx)

Double glazed patio doors to the rear, radiator.

Shower Room

Low flush w.c., wash hand basin, single corner shower cubicle with part tiled walls, linoleum flooring and extractor fan.

Outside

Off road parking to the front and down the side of the property. There is a gravelled area with mature shrubs to the borders at the front.

The rear garden is enclosed with panelled fencing, garden shed, patio area, shrubs to the borders and lawned garden.

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. Pass the market square on the right and turn right into Gertrude Road and at the end of the road turn left into Mapleton Road.

8468AMCO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 10000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

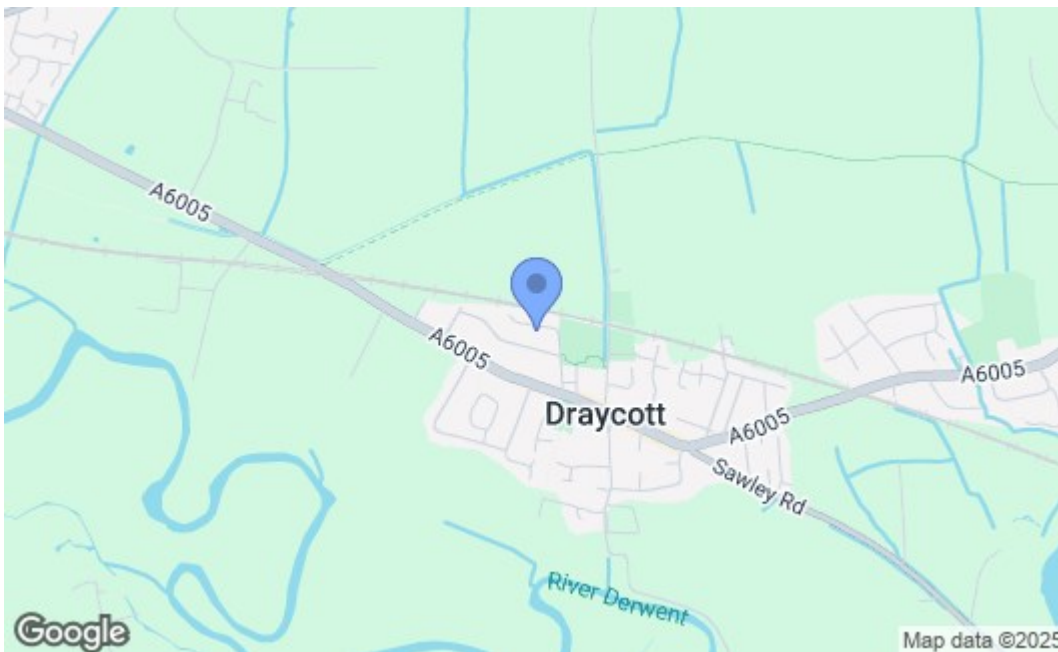
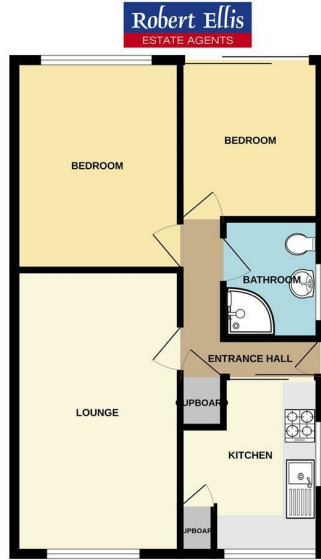
Flood Defenses – No

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 | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.