



Derby Road,  
Draycott, Derbyshire  
DE72 3NX

**Price Guide £370-380,000**

**Freehold**



BEING SITUATED ON A LARGE CORNER PLOT, THIS BEAUTIFUL EDWARDIAN HOME PROVIDES SPACIOUS FOUR BEDROOM ACCOMMODATION WITH LARGE GROUND FLOOR LIVING SPACE.

Being situated on the outskirts of this award winning village, this spacious Edwardian semi detached property provides a lovely home which is positioned on a good size plot, with gardens to the front, side and rear. For the size and quality of the accommodation, as well as the privacy of the large private garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this beautiful home for themselves. Draycott is an award winning village which is extremely popular and well positioned for easy access to Nottingham, Derby and other East Midlands towns and cities.

Standing back from the road, the property is constructed of brick to the external elevations with part render to the front, all under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating and double glazing. Being entered through an enclosed porch, the accommodation includes a reception hall with pine doors leading to the lounge which is positioned at the front and has a box bay window and feature fireplace and a separate dining room which has engineered oak flooring, a feature fireplace and a door leading into the large breakfast kitchen which is fitted with Shaker style units and off the kitchen there is a most useful utility/ground floor w.c. To the first floor the landing leads to three double bedrooms and the bathroom and from the first floor landing there is a flight of stairs taking you to the second floor attic conversion which provides a room which has several different uses. Outside there is a landscaped garden area at the front with walls and a railings to the front and side boundaries and to the right hand side of the property there is a gate leading to the rear garden where there is a paved and pebbled area, a large storage shed which will remain at the property when it is sold and there is decking and a patio with pergola over and a path with lawns to either side leads to the bottom of the garden where there is a driveway which provides off road parking and leads out to the road at the side of the house.

Draycott is a very desirable village and has a number of local shops, schools for younger children with schools for older children being found in nearby Sandiacre or Long Eaton, there are Co-op stores in the nearby villages of Borrowash and Breaston with further shopping facilities being found in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there is an Asda at Spondon and Sainsbury's and Costo at Pride Park, there are healthcare and sports facilities including 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

Enclosed porch with a half glazed wooden door to the front, Minton tiled flooring and original internal door with inset glazed panels leading to:

### Reception Hall

Stairs leading to the first floor, engineered oak flooring which extends into the dining room at the rear of the property, cornice to the wall and ceiling, radiator, feature plaster archway, dado rail to the walls and pine doors leading to the lounge and dining room.

### Lounge

12'3 plus bay x 10'6 approx (3.73m plus bay x 3.20m approx)  
Double glazed box bay window with stained glass leaded top panels to the front, feature coal effect gas fire set in an Adam style surround with a cast iron inset and granite hearth, cornice to the wall and ceiling, shelving to either side of the chimney breast and a radiator.

### Dining Room

12'6 x 12'5 approx (3.81m x 3.78m approx)  
Double glazed window to the rear with a double glazed eye level window to the side, coal effect gas fire set in an Adam style surround with a cast iron and tiled inset and tiled hearth, double cupboards to either side of the chimney breast, engineered oak flooring, radiator, cornice to the wall and ceiling, pine doors leading to the kitchen and hall and a door leading to the understairs storage cupboard which has shelving and a light.

### Breakfast Kitchen

24'3 x 9'6 approx (7.39m x 2.90m approx)  
The kitchen is fitted with cream Shaker style units having brushed stainless steel fittings and wood grain effect work surfaces and includes a 1 1/2 bowl sink with a pre-wash mixer tap set in an L shaped work surface with seating at one end with lighting over and having a wine cooler, cupboards and an integrated dishwasher below, housing for an American fridge/freezer with cupboard above and pull out racked larder cupboard to one side and a shelved pantry cupboard to the other side, space for a cooking Range with a hood over and work surfaces to either side, one having drawers below and the other a double cupboard and shelving beneath, matching eye level wall cupboards and display cabinets, tiling to the walls by the work surface areas, three double glazed window to the side, tiled flooring, two shelves to one wall and double opening, double glazed French doors leading out to the garden, wood panelled door leading to the side, cornice to the wall and ceiling, feature radiator and a door leading to:

### Utility Room/Ground Floor w.c.

6'8 x 6'3 approx (2.03m x 1.91m approx)  
Work surface with space for a tumble dryer and automatic washing machine and shelves below, low flush w.c. and a pedestal wash hand basin with a mixer tap, radiator, wood panelling to the lower part of two walls, opaque double glazed window and laminate flooring.

### First Floor Landing

The balustrade continues from the stairs onto the landing, original double fitted cupboard with drawers under, dado rail to the walls, pine doors leading to two bedrooms and the bathroom and a door leading to the landing from which there are stairs taking you to the second floor and this area of the landing has a double glazed window to the front and a radiator.

### Bedroom 1

13' x 9' approx (3.96m x 2.74m approx)  
Double glazed window to the rear, radiator, picture rail to the walls and cornice to the wall and ceiling.

### Bedroom 2

13'3 x 9'5 approx (4.04m x 2.87m approx)  
Two double glazed windows to the side, radiator and cornice to the wall and ceiling.

### Bedroom 3

10'6 x 9'4 approx (3.20m x 2.84m approx)  
Double glazed window to the front, painted wood flooring, radiator, fitted shelving to either side of the chimney breast and cornice to the wall and ceiling.

### Bathroom

The bathroom has a white suite and includes a panelled bath with a mixer tap/shower, tiling to two walls and a protective glazed screen, low flush w.c., pedestal wash hand basin with tiled splashback and mirror to the wall above, opaque double glazed window, cornice to the wall and ceiling, wood panelling to the lower parts of the walls, chrome ladder towel radiator, original pine flooring and the boiler is housed in the airing/storage cupboard.

### Second Floor

#### Bedroom 4

15'8 x 13'8 approx (4.78m x 4.17m approx)  
The bedroom to the second floor could alternatively be used as a sitting room, study or something similar and has three Velux windows to the sloping ceiling, access to the roof storage space, fitted shelving to one wall, laminate flooring, recessed lighting to the ceiling and the balustrade leads into the room from the stairs.

### Outside

At the front of the property there are lawned areas with pebbled paths with sleepers providing access to the front door and extending down the right hand side of the house where there is a gate leading to the rear garden. There are walls with railings to the front and right hand side boundaries and a gate leading out to the road with a fence to the left hand side.

At the rear there is a slabbed and pebbled area at the side of the house where there is also a large storage shed which will remain at the property when it is sold, there is decking and a patio area with a pergola over and a path leads to the bottom of the garden with there being lawns having established beds and screening to the sides and at the bottom of the garden there are double gates leading out to the road which runs along the side of the property and this provides access to a block paved off road parking area. There is a raised pebbled area at the bottom of the garden, fencing, hedging and natural screening to the boundaries and an outside water supply and external lighting is provided.

### 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 place on the left hand side and the property can then be found on the right hand side as identified by our for sale board.  
7797AMMP

### Council Tax

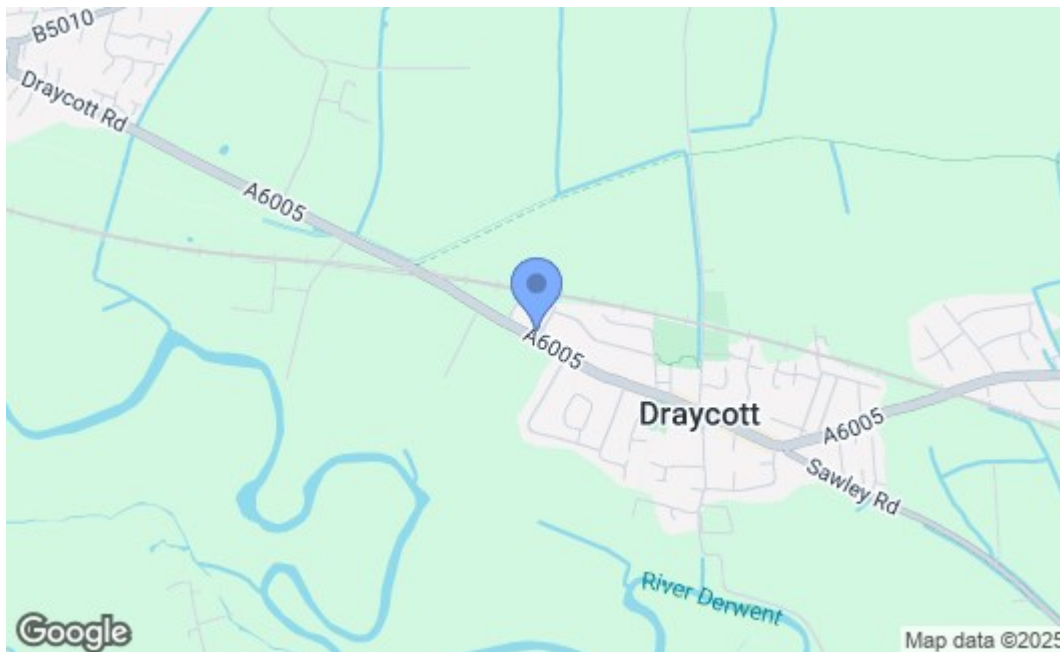
Erewash Borough Council Band C



**Robert Ellis**  
ESTATE AGENTS



TOTAL FLOOR AREA: 2170 sq. ft. (202.5 sq. m.) approx.  
These floor plans 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	77
(69-80) C	
(55-68) D	57
(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.