



Thoresby Crescent,  
Draycott, Derbyshire  
DE72 3PH

**£274,950 Freehold**





A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, ENCLOSED REAR GARDEN AND GARAGE, PERFECT FOR A WIDE RANGE OF BUYERS AND SITUATED WITHIN A QUIET CUL-DE-SAC LOCATION.

Robert Ellis are delighted to be instructed to market this superb example of a spacious three bedroom semi-detached home. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be an ideal home for a wide range of buyers including first time buyers, families and people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch and entrance hallway, large open plan lounge/diner, kitchen with integrated cooking appliances and a built in storage cupboard with space for white goods and a sliding door overlooking and leading to the garden. To the first floor, the landing leads to three generously sized bedrooms and the three piece family bathroom. To the front, there is ample off street parking via a block paved driveway with artificial turf and to the rear, an enclosed and private rear garden with a patio area, artificial turf, flower beds and access into the concrete section garage through an up and over door, complete with power and lighting.

Located in the popular residential village of Draycott, close to a wide range of local schools, shops and parks. The property sits within a quiet cul-de- sac location and has fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.



#### Entrance Porch

uPVC double glazed front door, tiled flooring, painted plaster ceiling, ceiling light.

#### Entrance Hallway

Tiled flooring, radiator, textured ceiling, spotlights.

#### Lounge

12'1 x 13'8 x 22'3 (3.68m x 4.17m x 6.78m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, gas fire, textured ceiling, ceiling light.

#### Kitchen

14'7 x 7'4 x 17'0 x 7'2 (4.45m x 2.24m x 5.18m x 2.18m)

uPVC double glazed window overlooking the rear with a door leading to the side and sliding doors overlooking and leading to the garden, tiled flooring, built in storage cupboard, radiator, integrated electric oven and gas hob, space for washing machine, space for fridge/freezer, painted plaster ceiling, ceiling light.

#### Landing

uPVC double glazed window overlooking the side, carpeted flooring, painted plaster ceiling, ceiling light.

#### Bedroom One

9'4 x 10'4 (2.84m x 3.15m)

uPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

#### Bedroom Two

8'3 x 9'0 (2.51m x 2.74m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, textured ceiling, ceiling light.

#### Bedroom Three

6'6 x 6'4 (1.98m x 1.93m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, textured ceiling, ceiling light.

#### Family Bathroom

4'9 x 6'4 (1.45m x 1.93m)

uPVC double glazed patterned window overlooking the

rear, tiled flooring, bath with shower over the bath, radiator, top mounted sink, WC, painted plaster ceiling, spotlights.

#### Outside

To the front, there is ample off street parking via a block paved driveway with artificial turf. To the rear there is an enclosed garden with a patio area, artificial turf and flower beds with access into the concrete section garage complete with power and lighting.

#### 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. Continue to the centre of Draycott and turn left into Cleveland Avenue, right into Lime Grove and right again into Thoresby Crescent where the property can be found on the right.

8555JG

#### 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 AND VIRGIN

Broadband Speed -

Standard 27 mbps

Superfast -

Ultrafast 10000 mbps

Phone Signal – O2, EE, THREE, VODAFONE

Sewage – Mains supply

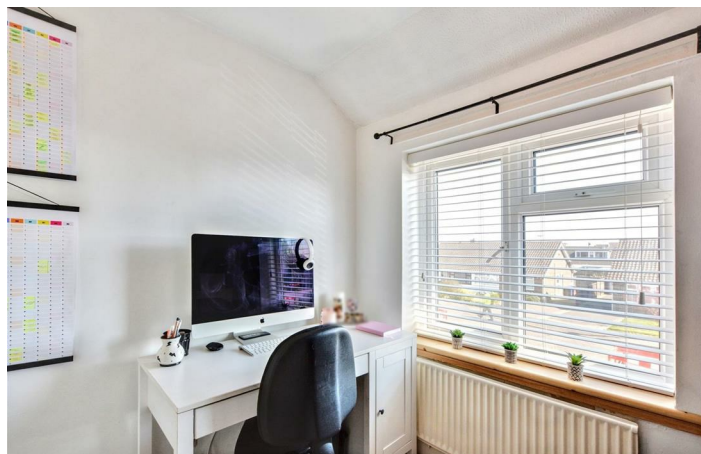
Flood Risk – No, surface water

Flood Defenses – No

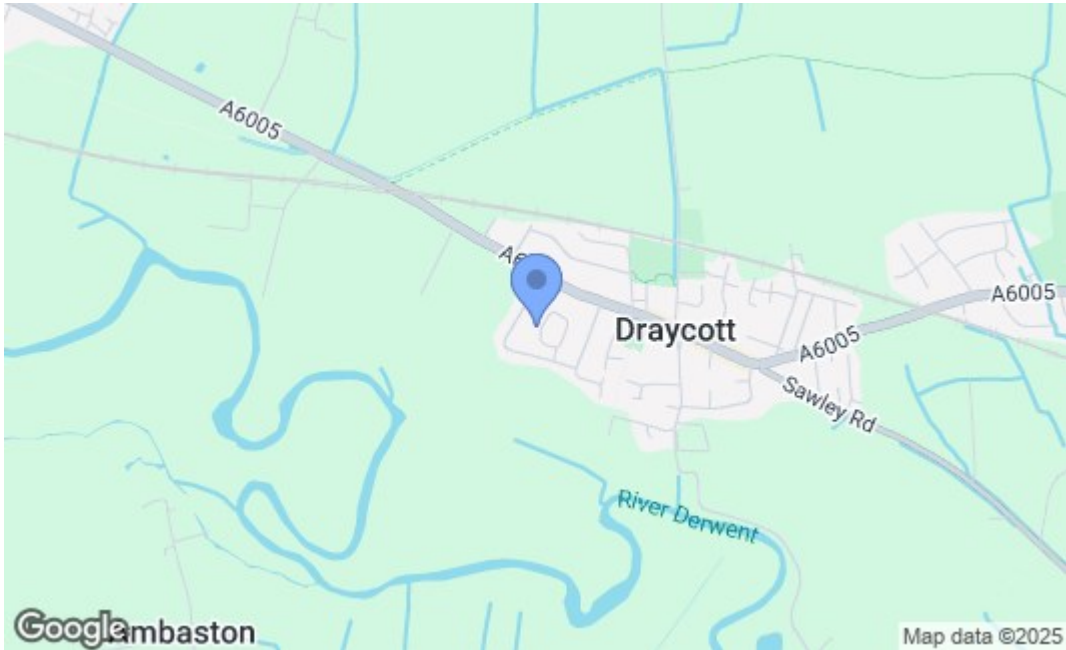
Non-Standard Construction – No

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	59	
(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.