

Robert Ellis

look no further...



Station Road,
Draycott, Derbyshire
DE72 3QB

O/A £200,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



A WELL PRESENTED AND RENOVATED THREE BEDROOM SEMI-DETACHED HOUSE WITHIN THE HEART OF DRAYCOTT VILLAGE, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to bring to the market this well presented and superb example of a three bedroom semi-detached house, two double bedrooms and a single bedroom, situated within the idyllic village location of Draycott. The property has been renovated by the current owner including a new bathroom, boiler, plastering, decor and brand new roof. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would be ideal for a wide range of buyers. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a spacious lounge, generous dining room and modern kitchen with integrated appliances and French doors overlooking and leading to the rear garden. To the first floor, the landing leads to two double bedrooms, third single bedroom and the newly fitted three piece family bathroom suite. To the exterior, there is an enclosed garden with a patio area, turf, pergola and storage shed.

Located in the idyllic and popular village of Draycott, close to and within walking distance to a wide range of local schools, shops and parks. There are fantastic transport links nearby such as bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. Long Eaton town centre is just a short drive away where further shops, supermarkets and healthcare facilities can be found with East Midlands Airport and local train stations being just a short drive away.



Lounge

12'6 x 11'11 approx (3.81m x 3.63m approx)
uPVC double glazed front door, uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, spotlights.

Dining Room

15'8 x 12' approx (4.78m x 3.66m approx)
uPVC double glazed window overlooking the rear, laminate flooring, radiator, painted plaster ceiling, spotlights.

Kitchen

14'5 x 6'11 approx (4.39m x 2.11m approx)
uPVC double glazed window overlooking the side, French doors to the rear, laminate flooring, space for fridge/freezer, space for washing machine, integrated gas hob, electric oven and overhead extractor fan, integrated microwave, painted plaster ceiling, ceiling light.

First Floor Landing

Carpeted flooring, access hatch to the boarded and lit loft, painted plaster ceiling, spotlights.

Bedroom One

12'5 x 12'3 approx (3.78m x 3.73m approx)
Double bedroom with a uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, spotlights.

Bedroom Two

14'4 x 6'10 approx (4.37m x 2.08m approx)
Double bedroom with a uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, spotlights.

Bedroom Three

8'11 x 7'2 approx (2.72m x 2.18m approx)
Single bedroom with a uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, spotlights.

Bathroom

Tiled flooring, bath with shower over the bath, WC, top mounted sink, heated towel rail, painted plaster ceiling, spotlights.

Outside

To the rear there is an enclosed garden with a patio area, turf, flower beds and storage shed.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston into Draycott. Continue along Station Road and the property can be found on the left.
858 IRS

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 AND VIRGIN

Broadband Speed - Standard 18 mbps

Superfast 80 mbps

Ultrafast 10000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





44 STATION ROAD, DRAYCOTT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 ₂) 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.