

# Robert Ellis

*look no further...*



Draycott Road,  
Breaston, Derbyshire  
DE72 3DB

**£289,950 Freehold**

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THIS IS AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WHICH HAS A PRIVATE SOUTH FACING GARDEN, SITUATED ON THE EDGE OF THIS MOST POPULAR VILLAGE.

Being located on Draycott Road, this traditional semi detached property has over recent years had a porch extension added to the front and a conservatory built at the rear. The property has also been updated throughout by the current owners and for the size of the accommodation and privacy of the South facing garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is situated within walking distance of Breaston village where there are a number of local shops, schools for younger children and easy access to excellent transport links, all of which has helped to make this a very popular and convenient place to live.

The property stands back from Draycott Road with a newly laid resin driveway at the front and is constructed of brick with render to the front elevation under a pitched tiled roof. Deriving the benefits of having gas central heating and double glazing, the accommodation includes a fully enclosed porch, reception hall, lounge with a bay window to the front and a log burning stove incorporated in a feature brick chimney breast, a spacious dining kitchen with wall and base units and the newly built conservatory which provides a further living area and has double opening sliding doors leading out to the rear garden. To the first floor the landing leads to the three bedrooms and the fully tiled shower/wet room which has a mains flow shower system. Outside there is the newly laid resin drive at the front which provides parking for two vehicles, a wide pathway to the left hand side and the rear garden has decking with a fixed seating area to the side, lawn with raised borders to the sides and a path takes you to the bottom of the garden where there is a large log cabin (22ft x 11ft) which has a covered veranda to the front and the garden is kept private by having fencing to the two side boundaries.

The property is within walking distance of the village centre where there a number of local shops, three local pubs, a bistro restaurant and several coffee eateries, there are schools for younger children and further shopping facilities can be found in nearby Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for older children in Long Eaton and Sandiacre, 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 and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Stylish composite front door with four inset block paved panels leading to:

#### Porch

The fully enclosed porch has double glazed windows to the front and side, laminate flooring that extends into the hall and across the ground floor accommodation and there is a door with inset glazed panels leading to the hall.

#### Reception Hall

Stairs with a stainless steel balustrade leading to the first floor, electric meter and electric consumer unit are housed in a fitted unit and there is laminate flooring.

#### Lounge/Sitting Room

11'8 plus bay x 11'6 max approx (3.56m plus bay x 3.51m max approx)

The main reception room has a double glazed box bay window to the front and a log burning stove set in a feature brick chimney breast with a quarry tiled hearth, radiator and laminate flooring which extends through into the dining kitchen.

#### Dining Kitchen

15'6 x 10'8 approx (4.72m x 3.25m approx)

The kitchen is fitted with Shaker style units and wooden work surfaces and includes a 1½ bowl enamel sink set in an L shaped wooden work surface with space for an automatic washing machine and dishwasher, cupboards and drawers below, second L shaped work surface with cupboards and drawers beneath, space for a cooking Range in a feature brick chimney breast, upright shelved cupboard which also provides a housing for a microwave oven, matching eye level wall cupboards with a Baxi boiler being housed in one of these cupboards, space for a large American fridge/freezer, understairs storage with shelving and the gas meter is housed in this understairs area, double glazed window looking through into the conservatory and double glazed opening French doors leading into the conservatory, radiator and laminate flooring.

#### Conservatory

13'5 x 9' approx (4.09m x 2.74m approx)

The conservatory has double opening, double glazed sliding doors leading out to the decked area at the rear of the property, a sloping glazed roof, an eye level double glazed window to one of the side walls and laminate flooring.

#### First Floor Landing

With doors to:

#### Bedroom 1

10'9 x 9'2 approx (3.28m x 2.79m approx)

Double glazed window to the rear, radiator and a feature cast iron fireplace with a quarry tiled hearth.

#### Bedroom 2

11'8 x 8'10 approx (3.56m x 2.69m approx)

Double glazed window to the front, feature cast iron fireplace with a quarry tiled hearth and a radiator.

#### Bedroom 3

7'6 x 5'9 approx (2.29m x 1.75m approx)

Double glazed window to the rear and a radiator.

#### Wet Room/w.c.

The wet room is fully tiled and has a walk-in shower area with a rainwater shower head and hand held shower, low flush w.c. with a concealed cistern, circular hand basin set on a surface with a wall mounted mixer tap and a shelf and drawer below, opaque double glazed window, tiled flooring, ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

#### Outside

At the front of the property there is a block paved resin driveway which provides off road parking for two vehicles and to the left hand side there is a gate and fence which provides access to the rear garden.

At the rear the garden is South facing and has been landscaped with there being a decked area to the immediate rear of the property, there is a fitted seating area to the left of the decking, a pebbled pathway with a raised bed to the left hand side which leads to the bottom of the garden, there is a lawn with a raised bed to the right hand side, fencing to both side boundaries and at the bottom of the garden there is a covered area in front of a large shed/outbuilding which provides an excellent storage facility for the property.

#### Shed/Outbuilding

22' x 11' approx (6.71m x 3.35m approx)

The shed is positioned at the bottom of the garden and has double doors and a window to the front and there is a covered area in front of the shed with decked flooring, a polycarbonate roof and trellis fencing to the front.

#### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into the village of Breaston. Continue along Draycott Road and the property can be found on the left. 8547AMMP

#### 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 17mbps Superfast 80mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

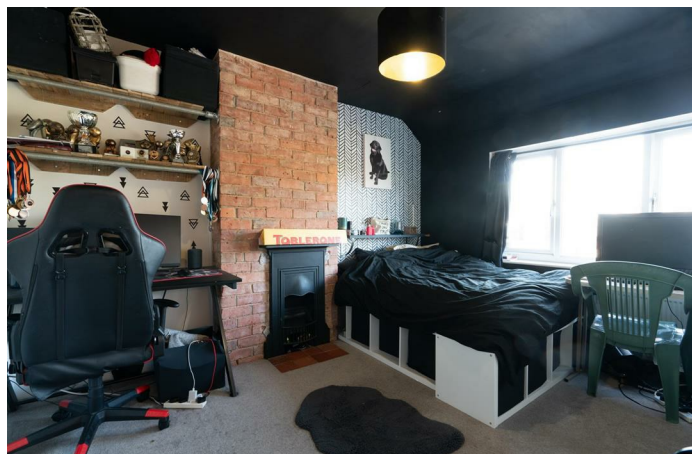
Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

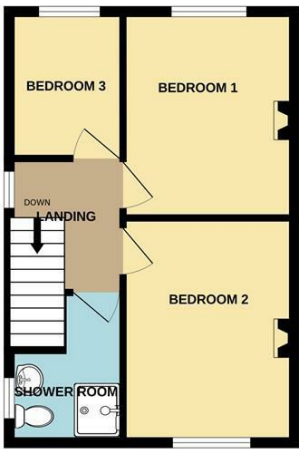
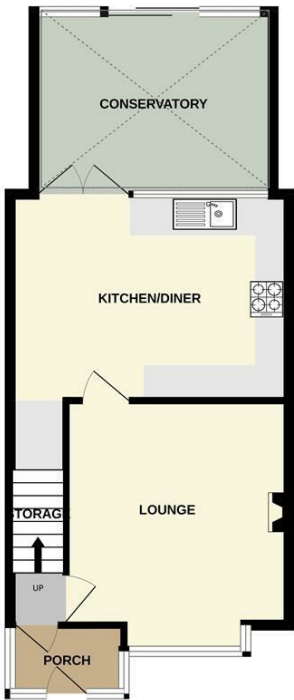
Any Legal Restrictions – No

Other Material Issues – No

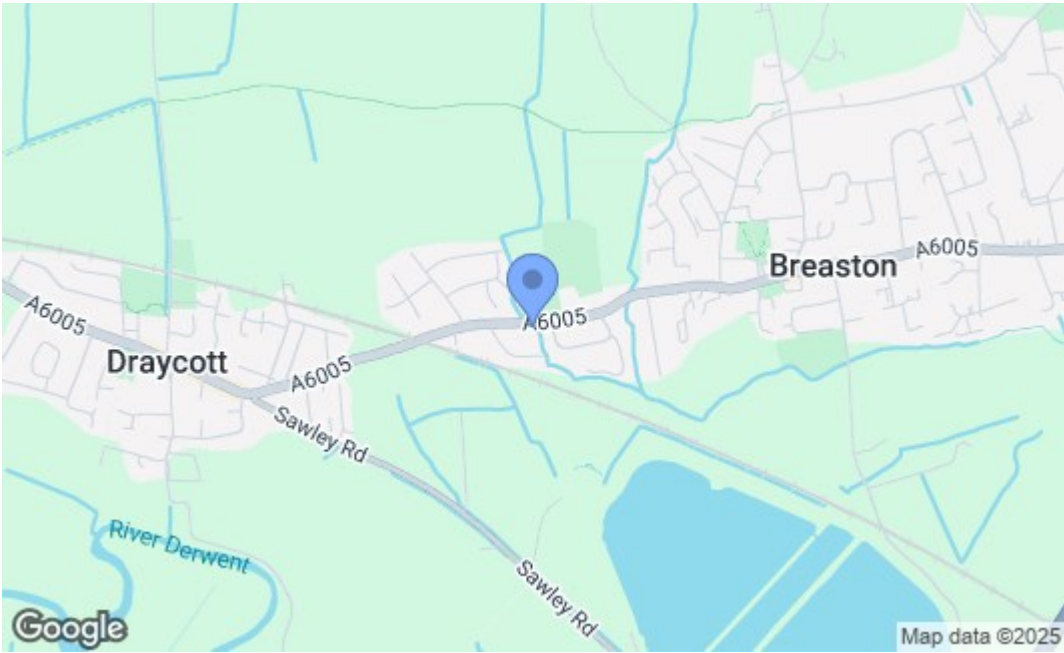


GROUND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	84
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.