



Derby Road,  
Draycott, Derbyshire  
DE72 3NJ

**£385,000 Freehold**



A WELL PRESENTED AND SPACIOUS, THREE DOUBLE BEDROOM, EXTENDED AND DETACHED FAMILY HOUSE WITH OFF STREET PARKING FOR TWO VEHICLES, TWO RECEPTION ROOMS, PRIVATE AND LOW MAINTENANCE GARDEN COMPLETE WITH AN EXTERIOR GARDEN/GYM ROOM.

Robert Ellis are delighted to bring to the market this superb example of a spacious and characterful three bedroom detached house, perfect for a wide range of buyers. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout with the added bonus for a period property of having off street parking via a block paved driveway for two vehicles. The property has been extended to the rear and side but carries a traditional layout throughout with the current vendors having re-decorated with new carpets and flooring in certain rooms. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway through a composite door leading to a lounge with feature log burner and sash windows, and open plan kitchen/dining/living room with French doors out into the garden and integrated kitchen appliances. There is also a convenient utility room and downstairs shower room to the ground floor accessed off of the kitchen/diner/living room. To the first floor, the airy landing leads to a large five piece family bathroom, bedroom three overlooking the rear and master bedroom overlooking the front benefiting from fitted wardrobes. To the second floor, there is a further double bedroom space with eaves storage. To the exterior, the property benefits off street parking for two vehicles to the front via a block paved driveway with an electric vehicle charging point and access into the garage/storage space through double doors. To the rear there is an enclosed and private, low maintenance garden with a patio area, artificial turf and exterior garden/gym room complete with storage to one side and useful space to the other. This space is complete with bi-folding doors, power and lighting and would make a fantastic home gym or home office.

Located in the popular residential village of Draycott, close to a wide range of local schools, parks, farm shops and other amenities. The property is within a 10 minute drive from Long Eaton town centre where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links easily accessible such as nearby bus stops and major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.



## Entrance Hallway

Composite front door, wooden flooring, radiator, painted plaster ceiling, ceiling light.

## Living Room

12'1 x 11'6 (3.68m x 35.36m)

uPVC double glazed sash windows overlooking the front, carpeted flooring, feature log burner, radiator, painted plaster ceiling, ceiling light.

## Lounge

12'5 x 12'10 (3.78m x 3.91m)

Wooden flooring, radiator, log burner, built in storage cupboard, painted plaster ceiling, ceiling light.

## Kitchen/Diner/Living

13'8 x 14'9 (4.17m x 4.50m)

uPVC double glazed window overlooking the rear with uPVC double glazed French doors overlooking and leading to the garden, velux windows, tiled flooring, painted plaster ceiling, spotlights, Rangemaster cooker, integrated wine cooler, integrated dishwasher, integrated washing machine, overhead extractor fan, quartz worktop, under stairs storage cupboard, integrated microwave, integrated fridge/freezer.

## Utility Room

8'3 x 5'4 (2.51m x 1.63m)

Velux windows, radiator, vinyl flooring, space for tumble dryer, painted plaster ceiling, spotlights.

## Downstairs shower room

6'6 x 5'6 (1.98m x 1.68m)

Velux windows, vinyl flooring, WC, double shower unit, heated towel rail, utility sink, painted plaster ceiling, ceiling light.

## First Floor Landing

Carpeted flooring, radiator, painted plaster ceiling, ceiling light.

## Master Bedroom

16'0 x 11'6 (4.88m x 3.51m)

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

## Bedroom Three

12'11 x 9'6 (3.94m x 2.90m)

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

## Family Bathroom

15'7 x 7'11 (4.75m x 2.41m)

uPVC double glazed patterned windows overlooking the rear and side, vinyl flooring, double enclosed shower unit, double sink,

freestanding bath, WC, built in storage cupboard, painted plaster ceiling, ceiling light.

## Second Floor

### Bedroom Two

16'7 x 14'5 (5.05m x 4.39m)

uPVC double glazed window overlooking the side with velux windows, carpeted flooring, radiator, eaves storage, painted plaster ceiling, ceiling light.

## Outside

To the front, the property benefits off street parking via a block paved driveway for two vehicles with an electric charging point to the front and storage/garage space. To the rear there is an enclosed and private low maintenance garden with a patio area, artificial turf and exterior garden/gym room with bi-folding doors with the other half through a sliding pocket door used for storage.

## Exterior garden/ gym room

10'3 x 12'7 x 8'0 x 12'0 (3.12m x 3.84m x 2.44m x 3.66m)

Aluminium bi-folding doors, insulated and plastered with electric. Pocket sliding door leading to the other side which is currently used for storage.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 17 mbps

Superfast 80 mbps

Ultrafast 10000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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.

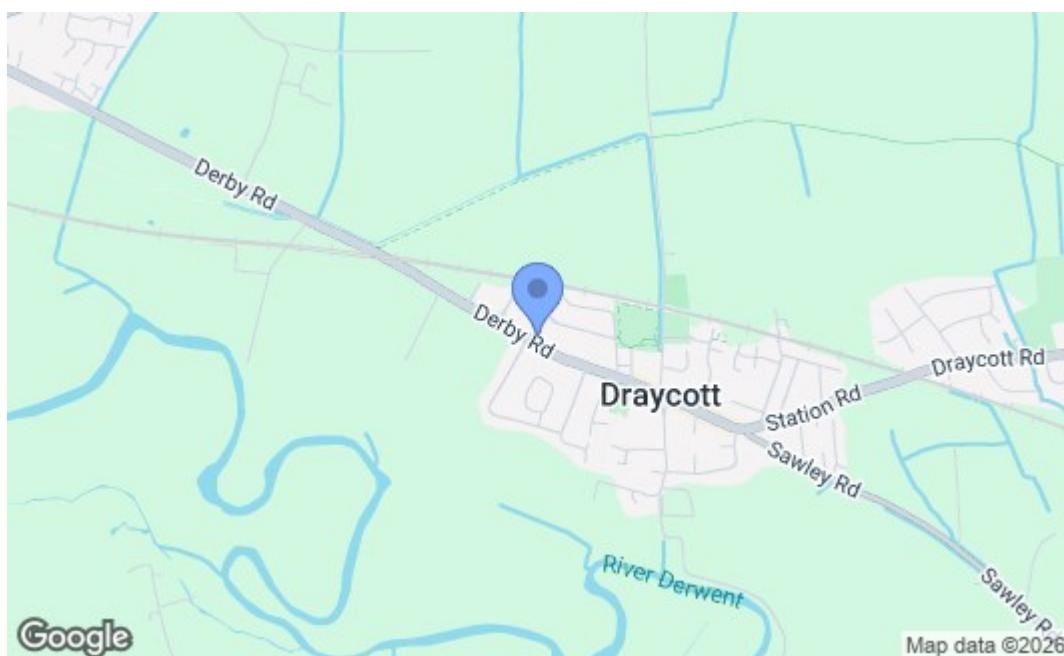
## Council Tax

Erewash Borough Council Band D





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		

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.