



Wallis Close,  
Draycott, Derbyshire  
DE72 3QS

**£260,000 Freehold**





SITUATED ON A QUIET CUL-DE-SAC CLOSE TO THE HEART OF THIS SOUGHT AFTER AWARD WINNING VILLAGE, THIS RECENTLY UPDATED HOME PROVIDES WELL PROPORTIONED THREE BEDROOM ACCOMMODATION WITH A PRIVATE GARDEN TO THE REAR.

We are very pleased to offer to the market this three bedroom property which we feel will suit a whole range of buyers from those purchasing their first home through to families who are in search of a three bedroom property which is well placed for local schools for younger children and is also only a few minutes away from the amenities and facilities found in the adjacent villages of Breaston and Borrowash as well as at Long Eaton where there are supermarkets and many other retail outlets. Over recent years the property has had both the kitchen and bathroom re-fitted which means there is little work to carry out before a new owner can take occupation and live in this lovely home and for all that is included to be appreciated, we strongly recommend that all interested parties do take a full inspection which will enable them to get a feel for the size of the accommodation and privacy of the rear garden for themselves.

The property stands well back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating with there being a relatively new boiler and double glazing throughout. The accommodation includes a reception hall, through lounge which includes a dining area, an extremely well fitted kitchen with ranges of wall and base cupboards and integrated cooking appliances and to the first floor there are three good size bedrooms and the bathroom which has a shower over the jacuzzi bath and a w.c. Outside there is a driveway to the front and the rear garden is kept private by having fencing to the three boundaries.

Draycott is an award winning village which has an excellent community spirit and is well placed for easy access to Derby, Nottingham and other towns and cities. There are a number of local shops and schools for younger children with Asda and Tesco superstores and other retail outlets being found in Long Eaton with Co-op stores found in both Breaston and Borrowash, there are schools for older children at Sandiacre and Long Eaton, walks in the surrounding picturesque countryside which includes St Chads, healthcare and sports facilities including several local golf courses 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 nearby towns and cities.



### Entrance Hall

7'6" x 7'6" approx (2.3m x 2.3m approx)

UPVC double glazed door to the front with inset obscure glazed panel, dark wood laminate flooring, double radiator, ceiling spotlights, cupboard housing the gas and electric meters, stairs to the first floor and doors to:

### Lounge/Diner

22'5" x 10'0" approx (6.85m x 3.05m approx)

UPVC double glazed bay window to the front with attractive shutters, UPVC double glazed French doors to the rear, grey laminate flooring, two ceiling lights, two wall lights, modern feature fireplace incorporating a stone surround, marble hearth and inset cast iron feature fireplace with inset electric fire, recessed ceiling spotlights, TV point and doors to the hallway and kitchen.

### Breakfast Kitchen

Having a range of contemporary off white gloss wall, base and drawer units to two walls, grey wood effect laminate work surface with tiled splashback, built-in fridge freezer and large pantry cupboard, space for a washing machine, space for a free standing Range cooker, shelving and display cabinets, built-in microwave, ceiling light, LVT flooring, feature 1½ bowl stainless steel sink with black glass surround and modern swan neck mixer tap, extractor fan and pelmet lighting. UPVC double glazed door to the rear with windows either side.

### First Floor Landing

Ceiling recessed spotlights, carpeted flooring, access to the loft, built-in airing/storage cupboard and doors to:

### Bedroom 1

12'6" x 10'8" approx (3.83m x 3.27m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, panelled wall and ceiling light.

### Bedroom 2

10'2" x 11'1" approx (3.1m x 3.4m approx)

UPVC double glazed window to the rear, floorboards, ceiling spotlights light and a radiator.

### Bedroom 3

7'2" x 8'2" approx (2.2m x 2.5m approx)

UPVC double glazed window to the front, wooden flooring, radiator, ceiling light and large built-in storage cupboard.

### Bathroom

A modern white three piece suite comprising of a Jacuzzi bath with electric Mira shower over, vanity wash hand basin with storage cupboard under and low flush w.c., obscure UPVC double glazed window to the rear, modern tiled floor and walls, recessed ceiling spotlights, wall mounted mirror with inset hands free touch light and shaver point, extractor fan and chrome heated towel radiator.

### Outside

To the front of the property there is car standing for at least two vehicles, shrubs and flowers to the boundaries. A gate to the right of the property provides access via a wide path to the rear.

The rear garden is laid mainly to lawn with patio areas and raised decked area to the left hand corner, fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Derby and then at the traffic island continue straight over through the village of Breaston into Draycott and Wallis Close can be found as a turning on the right.

8907AMJG

### 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, Virgin

Broadband Speed - Standard 17mbps Superfast 80mbps

Ultrafast 10000mbps

Phone Signal – EE, O2, 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







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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                                                       | 70      |           |
| (55-68) D                                                       |         |           |
| (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.