

Robert Ellis

look no further...



Sydney Road,
Draycott, Derbyshire
DE72 3PX

O/I/R £199,950 Freehold

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/robertellisestateagent



@robertellisea

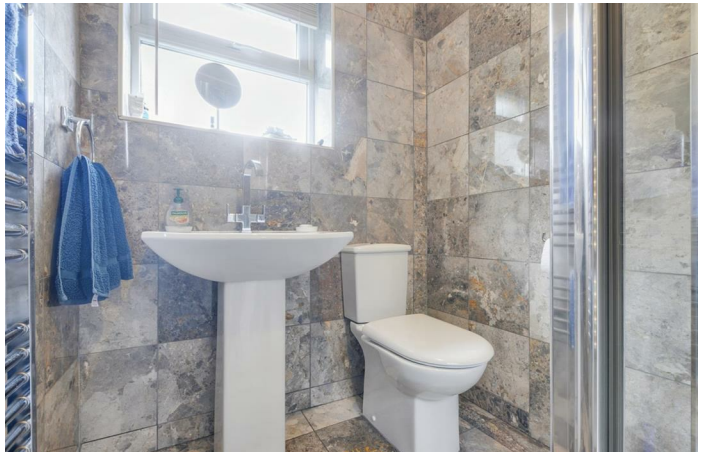


AN EXTENDED END OF TERRACE HOUSE THAT IS IMMACULATLY PRESENTED AND IS MODERN THROUGHOUT, OFFERING SPACIOUS ACCOMMODATION AND WOULD APPEAL TO A VARIETY OF BUYERS. VIEWINGS ARE HIGHLY RECOMMENDED.

The entrance door opens into the open plan living dining area that is light and airy and has open stairs to the first floor, door to the garden and door to the breakfast kitchen. The kitchen is modern fitted and includes a range style cooker and integrated dishwasher and the breakfast bar provides seating for four people. The utility area is off the kitchen and has a door leading to the shower room.

There are two double bedrooms both with built in wardrobes and the master bedroom leads to an en suite bathroom. The loft is accessed by a drop down ladder and is fully boarded and has power and light so would be a useful area. The garden is to the side and is well presented with majority laid to lawn.

Draycott has a number of amenities and facilities which include local shops and schools for younger children, with schools for older children being found in nearby Long Eaton or Sandiacre, there are healthcare and sports facilities, walks in the sounding picturesque countryside, there are Co-op stores and other shops at both Breaston and Borrowash with main supermarkets being found in Long Eaton where there are Asda, Tesco, Aldi and many other retail outlets, there are walks in the picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton, Derby and East Midlands Parkway stations and the A52 provides good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

UPVC panel and obscure double glazed front entrance door opening into:

Lounge/Diner

27'1" x 11'6" approx (8.28m x 3.51m approx)

UPVC double glazed window to the front, UPVC double glazed French doors with obscure UPVC double glazed light panel to the side, ceiling downlights, two radiators, door to the kitchen and open stairs to the first floor, fireplace and hearth.

Breakfast Kitchen

11'3" x 17'4" approx (3.45m x 5.3m approx)

UPVC double glazed window to the side, UPVC panel and obscure glazed door to the side, obscure UPVC double glazed window to the side, range of fitted Shaker style wall, base and drawer units with wood effect work surface over and tiled splashbacks, 1½ bowl sink and drainer with chrome mixer tap, RangeMaster gas and electric cooker with six ring hob, stainless steel splashback and RangeMaster stainless steel extractor, space for a tall fridge freezer, plumbing and space for a washing machine, integrated dishwasher, two radiators, tiled floor. Dining area with a breakfast bar having seating for four people and a door leading to:

Utility Area

5'1" x 3'10" approx (1.57m x 1.19m approx)

Continuation of the tiled floor, radiator, light and power and loft access hatch.

Shower Room

5'0" x 5'11" approx (1.53m x 1.81m approx)

Obscure UPVC double glazed window to the side, two piece white suite comprising of a pedestal wash hand basin with chrome mixer tap, low flush w.c., shower enclosure with electric Mira Go shower, chrome towel rail and tiled walls and floor.

First Floor Landing

Radiator, access hatch with a ladder to the boarded loft with has power and a light, doors to:

Bedroom 1

12'5" x 9'8" to wardrobes approx (3.78m x 2.95m to wardrobes approx)

Built-in wardrobes with shelving and hanging rails, UPVC double glazed window to the rear, radiator, step down with a door to:

En-Suite Bathroom

5'11" x 8'8" approx (1.82m x 2.66m approx)

Obscure UPVC double glazed window to the rear, three piece white suite comprising of a low flush w.c., pedestal wash hand basin with chrome mixer tap, corner bath with chrome mixer tap, mains fed Mira Combi Flow shower over with shower curtain, heated towel radiator, tiled floor and walls, extractor fan.

Bedroom 2

12'4" x 9'5" approx (3.77m x 2.89m approx)

UPVC double glazed window to the front, radiator and two sets of fitted wardrobes with shelving and hanging rails.

Loft Room

The loft room has a UPVC double glazed window to the rear, is fully boarded, has plastered walls, a light and power and houses the boiler.

Outside

The side garden has fencing to the boundaries, paved patio seating area with a second raised patio, shaped lawned garden, well stocked borders, timber shed, outside lights, gate to a storage area to the rear of the property.

Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through Breaston and into Draycott. Turn right into Town End Road and immediately left into Sydney Road and the property can be found on the right as identified by our for sale board.

8881AMMH

Council Tax

Erewash Borough Council Band A

Agents Note

The plot for this property is outlined in red - please ask for more details.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 19mbps Superfast 80mbps Ultrafast 10000mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

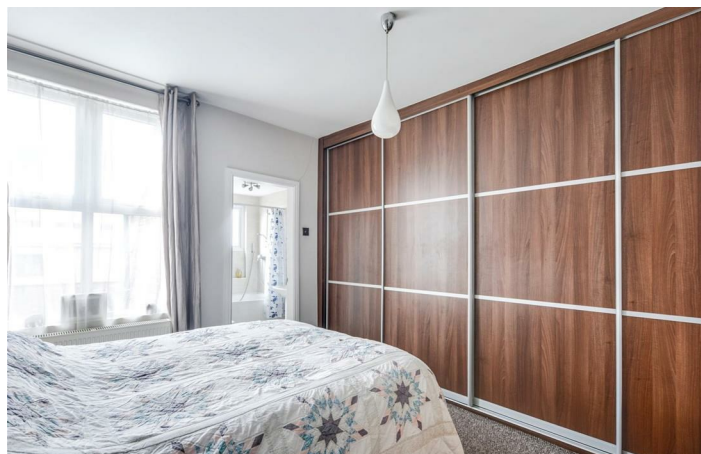
Flood Risk – No flooding in the past 5 years

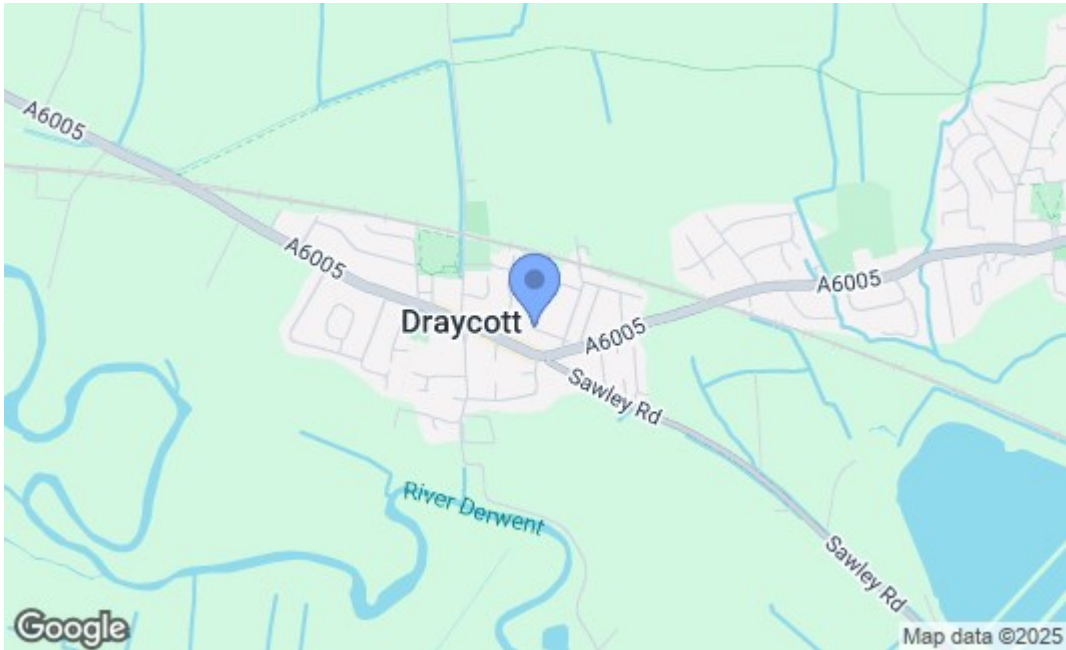
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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.