



Derby Road,
Draycott, Derbyshire
DE72 3PA

£2,650,000 Freehold



Derwent Manor

Porch

Reception Hall/Sitting Room
15'2 x 14'7 approx (4.62m x 4.45m approx)

Lounge
15' x 14'5 approx (4.57m x 4.39m approx)

Inner Hallway

Study
13'5 x 8'4 approx (4.09m x 2.54m approx)

Dining Room
14'6 x 14'7 approx (4.42m x 4.45m approx)

Conservatory/Sun Lounge
20' x 14'2 approx (6.10m x 4.32m approx)

Open Plan Living/Dining Kitchen
28'9 x 11'7 approx (8.76m x 3.53m approx)

Rear Hall
14'5 x 6'10 approx (4.39m x 2.08m approx)

Utility Room
11'7 x 7'9 approx (3.53m x 2.36m approx)

Ground Floor w.c.

First Floor Landing

Bedroom 1
14'8 x 14'7 approx (4.47m x 4.45m approx)

Bedroom 2
14'7 x 14'7 approx (4.45m x 4.45m approx)

Bedroom 3
12'9 x 8'7 approx (3.89m x 2.62m approx)

Bathroom

Second Floor Landing

Bedroom 4
14'7 x 14'6 approx (4.45m x 4.42m approx)

Bedroom 5
14'7 x 14'6 approx (4.45m x 4.42m approx)

Bedroom 6
13'5 x 8'6 approx (4.09m x 2.59m approx)

Bath/Shower Room

Independent Living Studio Annex

Main Room
12'8 x 12'10 approx (3.86m x 3.91m approx)

Wet Room/w.c.

Outside

Garage 1
15' x 11'9 approx (4.57m x 3.58m approx)

Garage 2
23' x 16' approx (7.01m x 4.88m approx)

Room Above the Garages and Annex
43'2 x 15' approx (13.16m x 4.57m approx)

Greenhouse 1
9' x 6' approx (2.74m x 1.83m approx)

Greenhouse 2/Potting Shed
7'10 x 7' approx (2.39m x 2.13m approx)

Potting Shed
10'6 x 6'4 approx (3.20m x 1.93m approx)

Derwent Grange

Front Door

Reception Hall

Sitting Room/Lounge
24'3 x 18'11 approx (7.39m x 5.77m approx)

Living/Dining Kitchen
39'10 x 18'9 overall (12.14m x 5.72m overall)

Sitting/Lounge Area
18'10 x 18'9 approx (5.74m x 5.72m approx)

Breakfast Kitchen
16'5 x 14'2 approx (5.00m x 4.32m approx)

Inner Hallway

Utility Room
10'2 x 7'5 approx (3.10m x 2.26m approx)

Ground Floor w.c.

Sitting/Dining Room
15'9 x 14'8 approx (4.80m x 4.47m approx)

Atrium/Lounge Area
30'4 x 15'4 approx (9.25m x 4.67m approx)

Atrium/Sitting Room
14'4 x 14'4 approx (4.37m x 4.37m approx)

Lounge Area
15'3 x 14'6 approx (4.65m x 4.42m approx)

Bedroom 4
15'7 x 11'4 approx (4.75m x 3.45m approx)

En-Suite

First Floor Landing

Bedroom 1
14'6 x 11'2 plus wardrobes (4.42m x 3.40m plus wardrobes)

En-Suite Bed 1
18'1 max x 7'4 approx (5.51m max x 2.24m approx)

Bedroom 2
15'1 x 12'4 approx (4.60m x 3.76m approx)

En-Suite Bed 2

Bedroom 3
15'10 x 10'4 approx (4.83m x 3.15m approx)

En-Suite Bed 3

Attic Bedroom
23'2 x 15' max approx (7.06m x 4.57m max approx)

Outside

Store Room
27' x 8'4 approx (8.23m x 2.54m approx)

Garden Room
14'7 x 8'9 approx (4.45m x 2.67m approx)

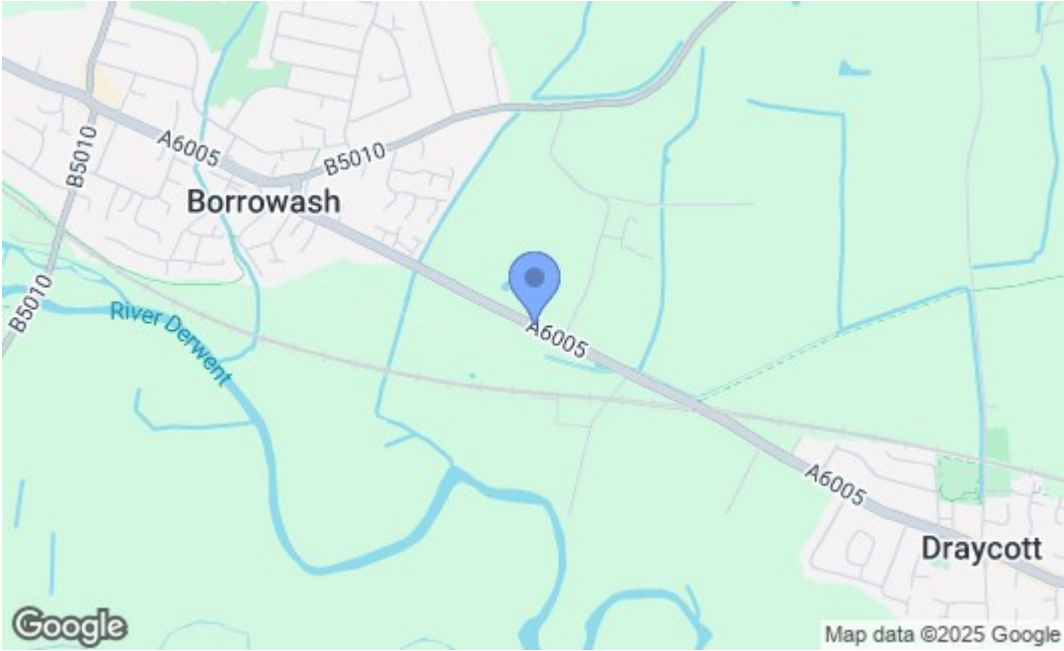
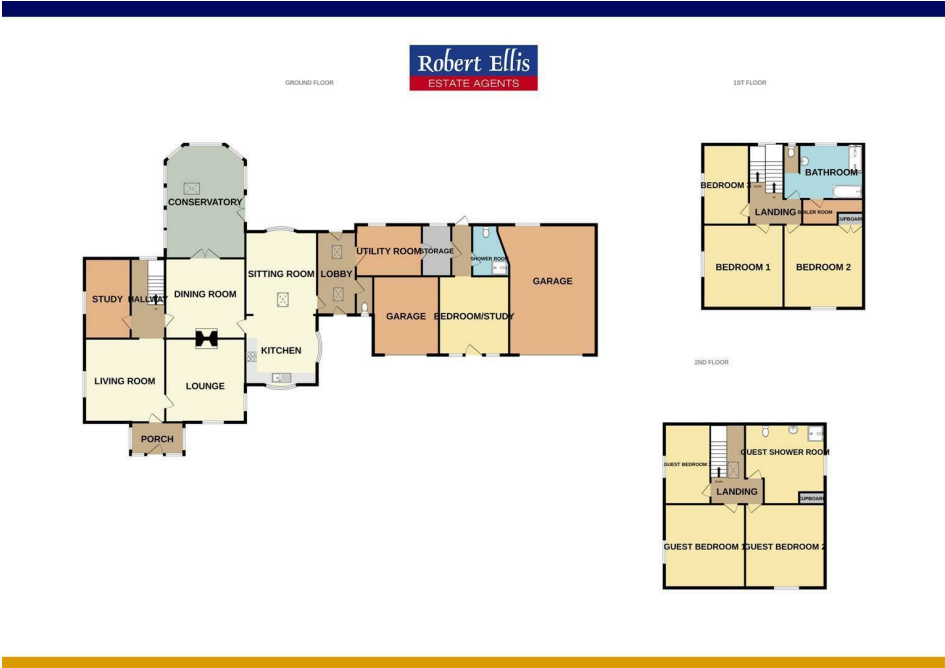
Garage
18'2 x 18'6 approx (5.54m x 5.64m approx)

Directions
Proceed out of Long Eaton along Derby Road and through the villages of Breaston and Draycott. Once passing through village centre and Gypsy Lane on the right hand side, Derwent Manor and Derwent Grange can be found on the right hand side.
8786AMMP

Council Tax
Erewash Borough Council Band F

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 21mbps
Phone Signal – EE, O2, Vodafone, Three
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		
(69-80) C		
(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 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.