



Station Road,  
Draycott, Derbyshire  
DE72 3QB

**Price Guide £390-400,000**  
**Freehold**



A SEMI DETACHED PERIOD PROPERTY WITH TWO RECEPTIONS, FOUR BEDROOMS AND A MASTER EN SUITE WITH OPEN COUNTRYSIDE VIEWS TO THE REAR.

This lovely home is immaculately presented throughout and retains many of its original period features and is located in the ever popular village of Draycott. The entrance door opens into the hallway with stairs rising to the first floor and door access to the reception rooms. The living room has a walk in bay window to the front elevation, original coving, stripped wooden floorboards and period door. The property has an open plan living, dining and kitchen area that is light and spacious with French doors opening to the beautifully presented rear garden. The first floor landing leads to three bedrooms and family bathroom and stairs rising to the second floor. The master bedroom is open to the en suite and has open countryside views to the rear, this is a great feature and certainly gives it the wow factor.

To the front there is a driveway providing off road parking for approximately two vehicles, an EV charging point and gate access to the rear garden. The landscaped rear garden is another key feature to this wonderful property; with mature borders and various seating areas where you can enjoy the amazing views. This exceptional property will not disappoint and viewings are highly recommended.

Draycott has a number of local shops and schools for younger children, while Long Eaton is only a short drive away where there are senior schools and extensive shopping facilities including an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are Co-op stores in both Breaston and Borrowash, 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.



### Entrance Hall

Side composite entrance door with obscure double glazed panel and obscure double glazed light panel and window to the side, coving, stairs to the first floor, stripped original floorboards extending through into the living room and sitting room, understairs cloaks cupboard housing the electric consumer unit, radiator and original door opening to:

### Living Room

12'11" into recess x 12'0" plus bay (3.96m into recess x 3.68m plus bay)  
Double glazed bay window to the front, coving, ceiling rose, stripped wood floorboards, two radiators and fireplace with composite surround, slate inset and hearth and gas living flame coal effect fire, original door to:

### Sitting Room

12'11" into recess x 12'11" approx (3.96m into recess x 3.95m approx)  
Coving, radiator, two double glazed windows to the rear and side, decorative open fireplace with tiled hearth and open to:

### Kitchen Diner

9'0" x 24'2" approx (2.75m x 7.38m approx)  
Two double glazed windows to the side, double glazed French door to the rear with matching windows either side, matching range of wall, base and drawer units to one side there is a stainless steel work surface with matching upstand and tiled splashback, double sink with multi functional chrome mixer tap, plumbing and spaces for a washing machine and dishwasher, space for a tumble dryer, under cabinet lighting and to the other side there is a butcher block style work surface with tiled splashback, integrated four ring gas hob with stainless steel splashback and stainless steel extractor over, integrated Neff double electric oven, integrated microwave, space for a tall fridge and freezer, ceiling spotlights, tiled floor, vertical wall mounted radiator.

### First Floor Landing

Coving to the ceiling, radiator, stairs to the second floor and doors to:

### Bedroom 2

12'11" x 12'0" approx (3.96m x 3.67m approx)  
Double glazed window to the front, feature stripped wooden floorboards, original door and a radiator.

### Bedroom 3

13'0" x 9'10" approx (3.98m x 3m approx)  
Double glazed window to the rear, stripped wooden floorboards, original door and a radiator.

### Bedroom 4

10'0" x 9'0" approx (3.07m x 2.75m approx)  
Double glazed window to the rear, original door and a radiator.

### Bathroom

5'10" x 5'10" approx (1.79m x 1.8m approx)  
Obscure double glazed window to the side, three piece white suite comprising of a bath with Mira Zest electric shower over, pedestal wash hand basin with a chrome mixer tap, low flush w.c., tiled splashbacks, radiator and vinyl flooring.

### Second Floor

### Bedroom 1

12'8" x 9'6" approx (3.87m x 2.91m approx)  
Skylight double glazed window, radiator, wood flooring, double glazed window to the side, radiator and open to:

### En-Suite

11'10" x 7'2" approx (3.62m x 2.19m approx)  
Two skylight windows to the rear, three piece white suite comprising of a bath with central chrome tap and shower head, tiled splashback, low flush w.c., vanity wash hand basin with chrome central mixer tap, chrome heated towel rail, ceiling spotlights, extractor and LVT flooring.

### Outside

To the front of the property there is an EV charging point, paved drive providing off road parking for a number of vehicles.

To the rear the landscaped garden has a paved patio seating area with a timber gate providing access to the front, raised beds with railway sleepers, well presented garden, steps down to a further paved patio seating area, shaped lawned garden with brick edging and mature and well stocked borders, decorative pond, additional seating area with open countryside views, external light and tap. A further paved patio seating area and a timber garden shed, fencing to the side boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston into Draycott. Continue along Station Road and the property can be found on the right hand side.

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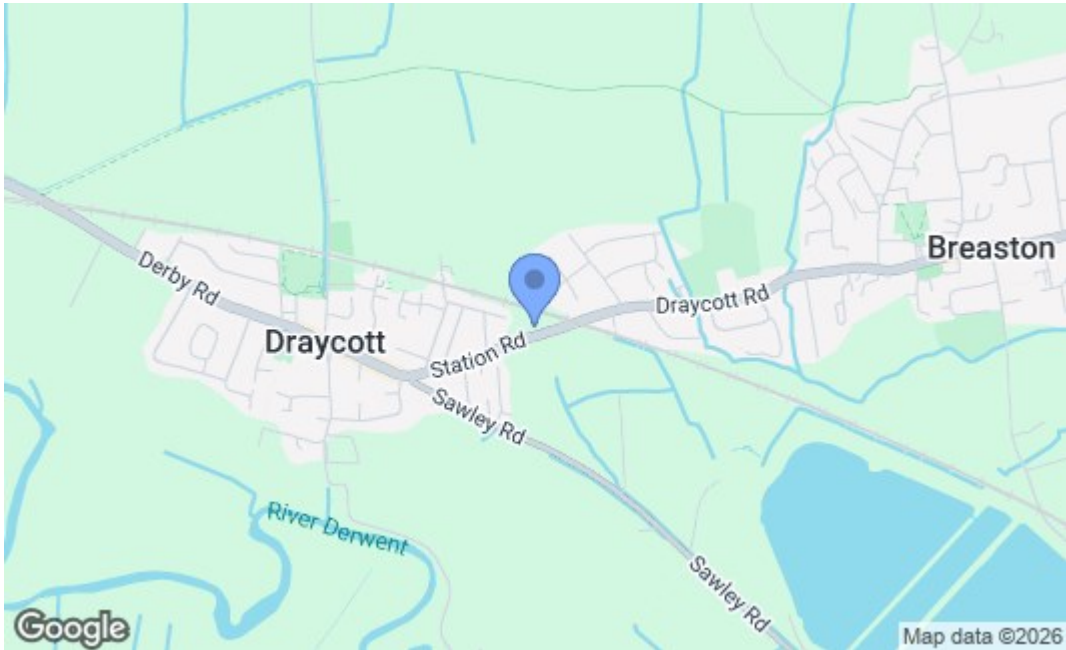
### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 18mbps Superfast 80mbps Ultrafast 10000mbps  
Phone Signal – EE, Vodafone, 02  
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	59	73
(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.