



**Draycott Road  
Breaston, Derbyshire DE72 3DA**

**£375,000 Freehold**

A TRADITIONAL DOUBLE HEIGHT BAY  
FRONTED EXTENDED FOUR BEDROOM  
SEMI DETACHED HOUSE OFFERED FOR  
SALE WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED EXTENDED (INTO THE ROOF SPACE) FOUR BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN POSITIONED IN THIS SOUGHT AFTER DERBYSHIRE VILLAGE LOCATION.

Sitting behind a traditional facade with anthracite grey double glazed windows, the ground floor accommodation comprises entrance hallway, bay fronted living room with feature log burning stove, spacious open plan family dining kitchen and WC. The first floor landing then provides access to three bedroom, bathroom and separate WC. A further turning staircase then rises to the top floor bedroom with en-suite facilities.

The property also benefits from a spacious tarmac driveway to the front providing off-street parking, gas central heating from combination boiler, double glazing and an enclosed rear garden.

The property is located in this desirable Derbyshire village location offering easy access to nearby amenities, schooling and shopping facilities within the village. There is also easy access to excellent nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, tram services and train stations.

We believe the property will make an ideal long term family home and we highly recommend an internal viewing.



## ENTRANCE HALL

11'10" x 7'4" (3.62 x 2.25)

Central uPVC panel and stained glass front entrance door with double glazed windows to either side of the door, staircase rising to the first floor with useful understairs storage cabinet, decorative panelling to dado height which also continues up the staircase to the first floor, decorative wood spindle balustrade, radiator, tiled floor, media and router points, 'Nest' wall mounted central heating thermostat. Doors leading to the living room and open plan dining kitchen.

## BAY FRONTED LIVING ROOM

11'8" x 11'5" (3.58 x 3.48)

Double glazed bay window to the front (with fitted blinds), radiator, media points, central chimney breast incorporating a wood burning stove sat on a slate hearth.

## OPEN PLAN DINING KITCHEN

19'5" x 11'8" (5.92 x 3.58)

The kitchen area comprises a matching range of handle-less soft closing matching range of fitted base and wall storage cupboard and drawers, with granite style square edge work surfacing incorporating one and a half bowl sink unit with draining board and pull-out spray hose mixer tap, fitted four ring hob with extractor over and oven beneath, in-built fridge/freezer, dishwasher and washing machine, decorative tiled splashbacks, double glazed window to the rear (with fitted blinds), spotlights, under-counter lighting, tiled floor. Opening through to the dining area where there is ample space for dining table and chairs, a continuation of the tiled floor, spotlights, additional radiator, walk-in double glazed box bay style window with sliding double glazed patio doors opening out to the rear garden.

## GROUND FLOOR WC

4'2" x 3'4" (1.28 x 1.02)

Accessed via a folding concertina style door from the kitchen, incorporating a modern white two piece suite comprising of a push flush WC and corner wash hand basin with mixer tap and tiled splashbacks. Wall mounted ladder towel radiator, extractor fan, spotlights, tiled floor, double glazed window to the side (with fitted blinds).

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), panelling to dado height, decorative wood spindle balustrade continuing from the staircase and entrance hallway, radiator, doors to bedrooms two, three and four, as well as the separate WC and bathroom. A further turning staircase then rises to the top floor principal bedroom and en-suite.

## BEDROOM ONE

12'0" x 12'0" (3.66 x 3.66)

Double glazed window to the rear (with fitted blinds), radiator, central chimney breast with recess to either side.

## BEDROOM TWO

12'0" x 11'5" (3.66 x 3.48)

Double glazed bay window to the front (with fitted blinds), radiator, laminate flooring.

## BEDROOM THREE

7'5" x 5'6" (2.27 x 1.68)

Double glazed window to the front (with fitted blinds), radiator.

## BATHROOM

7'2" x 5'11" (2.19 x 1.82)

Modern white three piece suite comprising panel bath with mixer tap, wash hand basin with mixer tap and storage cabinets beneath, tiled and enclosed corner shower cubicle with glass screen and sliding doors with a mains shower. Tiling to the walls and floor, double glazed window to the rear (with fitted blinds), wall mounted bathroom cabinet, spotlights, extractor fan, chrome ladder towel radiator.

## SEPARATE WC

3'9" x 2'7" (1.16 x 0.81)

Two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Double glazed window to the side (with fitted blinds), wall hung ladder towel radiator, tiled flooring.

## LOBBY LANDING

Door to bedroom one.

## ATTIC BEDROOM

13'1" x 12'2" (4.00 x 3.71)

Velux roof windows to both the front and rear, useful fitted overstairs storage cabinet, built-in shelving, radiator, full height fitted double wardrobe with mirror fronted sliding doors. Door to en-suite.

## EN-SUITE SHOWER ROOM

7'1" x 6'8" (2.17 x 2.05)

Modern and recently fitted three piece suite comprising tiled and enclosed corner shower cubicle with mains shower, wash hand basin with mixer tap and matching tiled splashbacks, hidden cistern push flush WC. Extractor fan, ladder towel radiator, Velux roof window to the rear, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## OUTSIDE

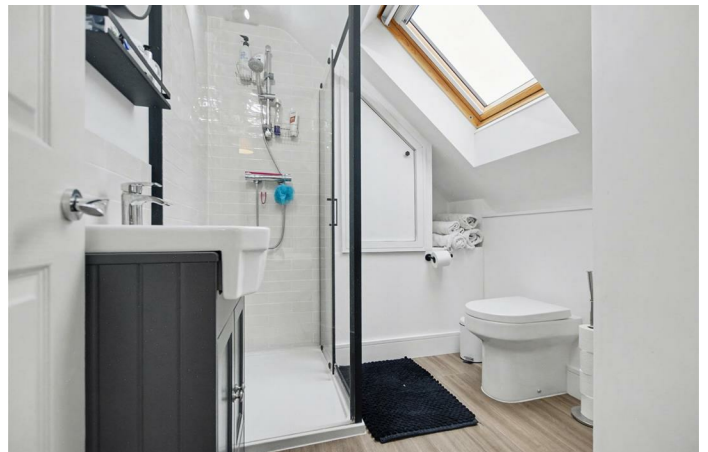
At the front of the property there is a tarmac driveway which provides off-street parking for several cars. To either side of the drive there are slate covered flowerbeds housing a variety of bushes and shrubbery. There is a bin storage area. Leading down the left hand side of the property there is a gate onto a path which takes you into the rear garden.

## TO THE REAR

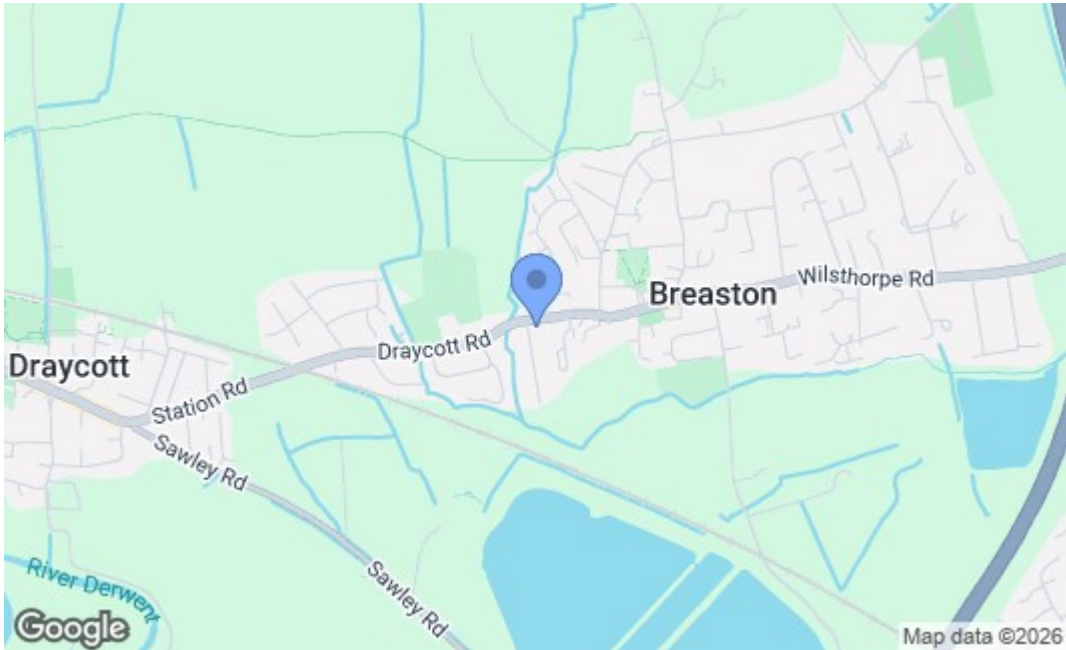
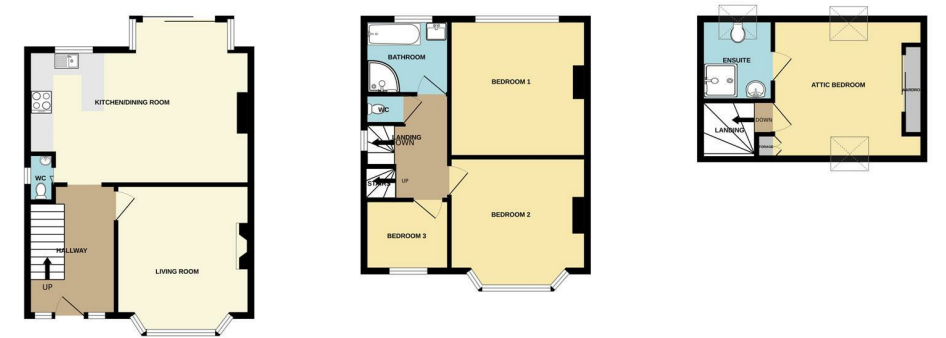
The rear garden is enclosed by timber fencing to the boundary lines with concrete posts and gravel boards. Split into various sections with an initial paved patio seating area (ideal for entertaining) leading onto a central shaped lawn section with planted flowerbeds to either side housing a variety of bushes and shrubbery. To the foot of the plot there is an additional flowerbed housing a further array of specimen bushes and shrubbery with an adjacent secondary paved patio area accessed via a stepping stone pathway from the initial patio. Within the garden there is a garden shed, external water tap and lighting point. Pedestrian gated access then leads back to the front of the property.


## DIRECTIONS

Proceed out of Long Eaton via Derby Road towards the island and continue straight over and proceed through the village of Breaston. Continue along Wilsthorpe Road which in turn becomes Main Street and then Draycott Road. The property can be found on the left hand side.







| 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<br>2002/91/EC  |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |           |
| 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<br>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.