



Draycott Road,  
Breaston, Derbyshire  
DE72 3DA

**Price Guide £340-350,000**  
**Freehold**



A STUNNING THREE BEDROOM SEMI DETACHED HOME IN WALKING DISTANCE TO THE CENTRE OF BREASTON WITH OPEN PLAN KITCHEN DINER.

A beautifully finished three-bedroom semi-detached home, ideally positioned close to the heart of the ever-popular Derbyshire village of Breaston. This well-presented property offers modern, versatile living, perfectly suited to families and those who enjoy entertaining. The accommodation briefly comprises a cosy and inviting lounge, complemented by a superb open-plan kitchen diner that forms the true heart of the home—ideal for everyday family life as well as social gatherings. To the rear, a plastered roof conservatory provides an additional reception space that can be enjoyed all year round, overlooking the enclosed rear garden. Upstairs, three well-proportioned bedrooms are served by a contemporary family bathroom. Externally, the property benefits from a private, enclosed rear garden, while to the front there is a driveway providing off-road parking for several vehicles. Conveniently located within walking distance of local shops, amenities and village facilities, this attractive home also offers excellent access to nearby transport links, making it a fantastic opportunity in a highly sought-after location.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through an open porch and stylish composite front door, the accommodation includes a reception hall LVT flooring leading throughout the whole ground floor. The bay fronted lounge has a feature fireplace as a focal point. The open plan kitchen diner has a fully fitted navy kitchen with lovely breakfast bar, ideal for family living/entertaining, with doors off to the conservatory overlooking the enclosed rear garden. To the first floor, the landing leads to three bedrooms, bathroom and separate W.C. To the front there is a large driveway and an enclosed rear garden.

Breaston village centre is only a few minutes walk away where there are various shops, excellent schools for younger children, three local pubs, a bistro restaurant and several coffee eateries, schools for older children and more shopping facilities can be found in nearby Long Eaton where there is an Asda, Tesco, Lidl and Aldi stores, walks in the surrounding picturesque countryside, there are several local golf courses 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.



### Porch

6'9 x 3' approx (2.06m x 0.91m approx)

Open porch with a composite front door and UPVC double glazed window to the front, LVT flooring.

### Entrance Hall

7' x 11'1 approx (2.13m x 3.38m approx)

LVT dark wood flooring, radiator, ceiling light, ceiling rose, coving, painted stairs and balustrade to the first floor, doors to the lounge and kitchen diner.

### Kitchen Diner

19'5 x 11'6 approx (5.92m x 3.51m approx)

UPVC double glazed French doors opening into the conservatory, window over the rear garden, LVT wooden flooring, recessed ceiling spotlights, dimmable ceiling lights over the dining area, double radiator. Navy Shaker style wall, base and drawer units to two walls with a large breakfast bar, laminate roll edged work surface, space for a Ranger over and matching extractor above, 1 ½ bowl stainless steel sink and drainer with swan neck mixer tap, integral dishwasher and space for a washing machine.

### Lounge

12'7 x 11'6 approx (3.84m x 3.51m approx)

UPVC double glazed bay window to the front, LVT flooring, radiator, ceiling light, ceiling rose, coving, TV point, attractive wooden fireplace with gas fire and hearth.

### Conservatory

9'8 x 9'3 approx (2.95m x 2.82m approx)

UPVC double glazed door and windows to the rear, plastered roof and LVT flooring.

### First Floor Landing

7' x 10'8 approx (2.13m x 3.25m approx)

UPVC double glazed window to the side, cream carpeted flooring, painted balustrade and doors to:

### Bedroom 1

11'6 x 12'7 approx (3.51m x 3.84m approx)

UPVC double glazed bay window to the front, radiator, ceiling light, ceiling rose, USB point, TV point.

### Bedroom 2

11'6 x 11'7 approx (3.51m x 3.53m approx)

UPVC double glazed window to the rear, cream carpeted flooring, radiator, ceiling light and USB point.

### Bedroom 3

5'5 x 7' approx (1.65m x 2.13m approx)

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

### Bathroom

6'9 x 5'5 approx (2.06m x 1.65m approx)

Obscure UPVC double glazed window to the rear, tiled floor, towel radiator, wall mounted sink with mixer tap, panelled bath with mixer tap, mains fed shower and glazed shower screen, tiled splashbacks, LED recessed ceiling spotlights, extractor fan.

### Separate w.c.

3'3 x 2'3 approx (0.99m x 0.69m approx)

Obscure UPVC double glazed window to the side, tiled floor, ceiling light, ceiling rose and low flush w.c.

### Outside

To the front of the property there is a block paved driveway providing parking for at least 3 vehicles with access down the left hand side leading to the rear garden where there is a gate.

At the rear there is a lawned garden, hardstanding, fencing to the boundaries and sleeper borders to the right and rear boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston and after going through the centre of Breaston the property can be found on the left hand side.

9088JG

### 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 14mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, Three, 02, 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



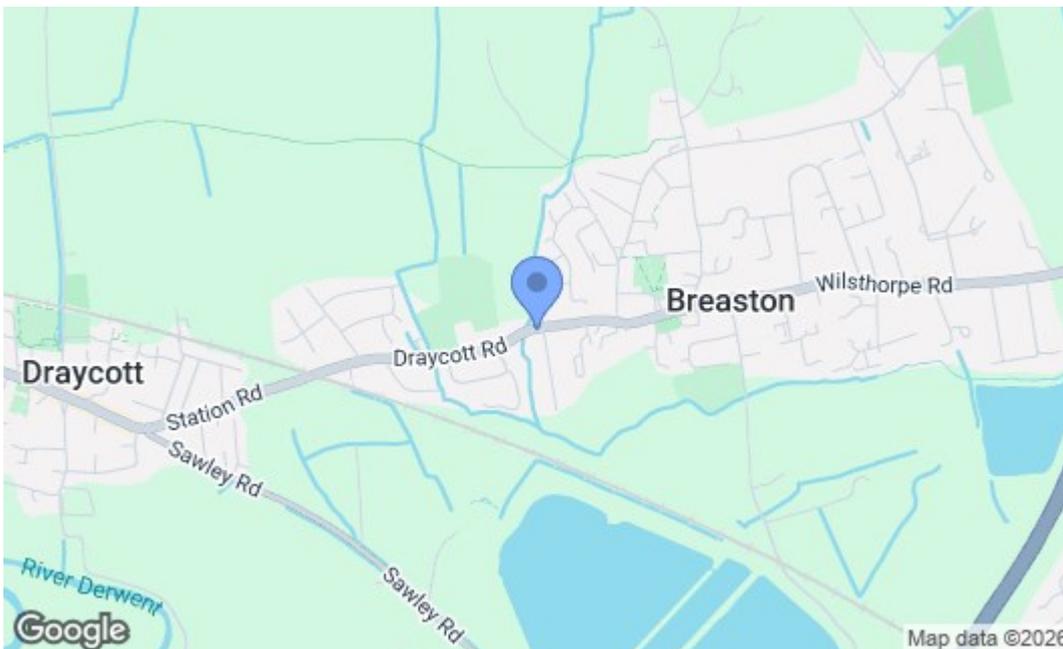


Robert Ellis  
ESTATE AGENTS

GROUND FLOOR 1ST FLOOR



Where every attempt has been made to ensure the accuracy of the information provided, the information is provided as a guide only and is not intended to be a substitute for professional advice. The user should consult a professional for more information. The user should also consult the relevant legislation and the general conditions of sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(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.