



Derby Road,
Draycott, Derbyshire
DE72 3NJ

£380,000 Freehold



A THREE BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS AND WELL PRESENTED ACCOMMODATION, FOUND IN THIS DESIRABLE VILLAGE LOCATION.

Robert Ellis are delighted to bring to the market this detached home located on Derby Road within Draycott. Set over three floors which provides fantastic space throughout, this property really needs to be viewed to be appreciated.

Upon entry via the front door, you are greeted into the hallway with Kardean flooring providing access to the lounge, dining room and stairs to the first floor. The spacious lounge boasts two UPVC double glazed sash windows to the front, there is also a feature log burner. The dining area offers a fantastic open plan space to the kitchen which provides ample units, kitchen work space and a Rangemaster, in addition to a built-in dishwasher and space for fridge freezer. An addition to the kitchen opening up from the dining room, there is a utility room with space for a washer and dryer as well as providing access to a downstairs shower room which benefits from a Velux window offering fantastic light.

To the first floor there are two bedrooms, both doubles, with the master bedroom to the front elevation complete with fitted wardrobes. There is a beautiful four piece bathroom with roll top bath, separate shower cubicle and 'his and hers' wash hand basins. Off the landing there are also stairs leading to the second floor where there is another spacious, double bedroom with Velux windows. Externally there is off road parking for the couple of vehicles to the front whilst also providing access to the former garage which is now being used as a storage area. To the rear of the property there is a large patio area and artificial grass which ensures a low maintenance space as well as access to the cabin at the rear of the garden. The cabin is a great space that can be utilised as an office, annex or bar and boast bi-fold doors as well as an additional room that is currently being used as a home gym.

Draycott offers a number of local amenities and facilities, there are Co-op convenience stores in both Borrowwash and Breaston and many more shopping facilities can be found in Long Eaton where there are Asda, Tesco and Aldi stores as well as schools for older children, healthcare and sports facilities, including several local golf courses, walks in the surrounding picturesque countryside and excellent transport links including Junction 25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway, and the A52 and other main road provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, Karndean flooring, radiator, stairs to the first floor, doors to:

Lounge

12'1 max x 11'6 approx (3.68m max x 3.51m approx)
Two double glazed sash window to the front, feature log burning, coving to the ceiling.

Dining Room

12'5 x 12'10 approx (3.78m x 3.91m approx)
Radiator, Karndean flooring, open to the kitchen, door to utility room and storage cupboard.

Utility Room

8'3 x 5'4 approx (2.51m x 1.63m approx)
Radiator, base units, space for a washing machine and tumble dryer, stainless steel sink and drainer, Velux window and door to:

Shower Room

Double shower cubicle with wall mounted shower, vanity wash hand basin, low flush w.c., chrome heated towel rail, Velux window, laminate flooring.

Kitchen

13'8 x 14'9 approx (4.17m x 4.50m approx)
Double glazed patio doors and window to the rear, tiled flooring with under floor heating, wall, base and drawer units with granite work surfaces over, integrated dishwasher, integrated fridge freezer, microwave, wine cooler, sink and drainer and space for a Rangemaster with Rangemaster extractor, tiled flooring with under floor heating.

First Floor Landing

With doors to:

Bedroom 1

16' max x 11'6 approx (4.88m max x 3.51m approx)
Two double glazed windows to the front, radiator and fitted wardrobes.

Bedroom 2

12'11 x 9'6 approx (3.94m x 2.90m approx)
Double glazed window to the rear and a radiator.

Bathroom

15'7 x 7'11 approx (4.75m x 2.41m approx)
Four piece suite comprising of a roll top bath, low flush w.c., single shower cubicle with wall mounted shower, 'his and her' sinks with vanity cupboard, airing/storage cupboard housing the boiler.

Second Floor Landing

With access to:

Bedroom 3

16'7 max x 14'5 approx (5.05m max x 4.39m approx)
Radiator and a Velux window.

Outside

To the front of the property there is a block paved driveway leading to the front door and access to the garage/storage with the rear of the garage having been converted.

The rear garden has a patio, artificial lawn, access to the cabin which is currently used as an office/gym

Office Area

10'3 x 12'7 approx (3.12m x 3.84m approx)
With bi-fold doors, power and lighting.

Gym

8' x 12' approx (2.44m x 3.66m approx)

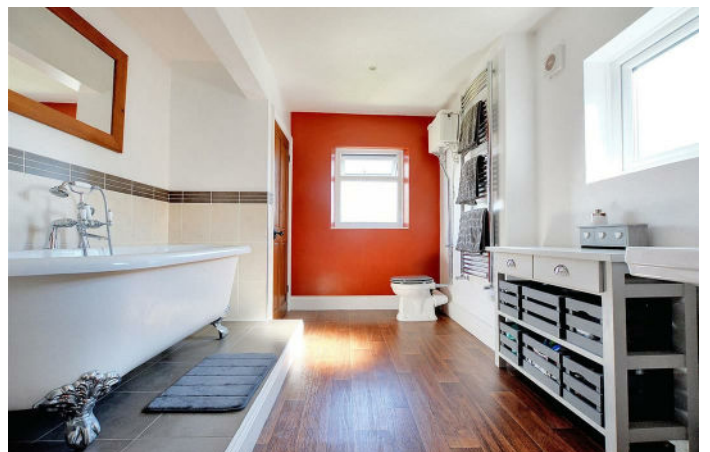
Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the village of Breaston and into Draycott. Pass the market place on the left hand side and the property can then be found on the right hand side.

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Council Tax

Erewash Borough Council Band D





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	78
(39-54) E	58
(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.