



Thoresby Crescent,  
Draycott, Derbyshire  
DE72 3PH

**O/O £199,995 Freehold**



THIS IS A TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW SITUATED ON A VERY POPULAR ROAD IN DRAYCOTT WHICH IS NOW IN NEED OF A GENERAL UPDATING PROGRAMME.

Being located on Thoresby Crescent, this two bedroom bungalow provides the potential to create a lovely home for people who are looking to live in the very sought after village of Draycott. The property is being sold with the benefit of NO UPWARD CHAIN and as people will see when they visit the property, provides the potential for a new owner to stamp their own mark on their next home.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation benefits from having gas central heating and double glazing and includes a reception hall, large lounge which can include a dining area, a breakfast kitchen which does need re-fitting, two double bedrooms – with the second bedroom having double glazed, double opening French doors leading out to the private rear garden and the fully tiled shower room which has a mains flow shower system. Outside there is a detached concrete sectional garage with an electric up and over door positioned to the rear of the property, a large lawned garden at the front and a private, mainly lawned garden at the rear which has fencing to the boundaries.

Draycott is a very popular village with local schools for younger children and various shops, there are healthcare and sports facilities which includes several local golf courses, there are further shopping facilities in the villages of Breaston and Borrowwash which both have Co-op convenience stores with shopping facilities also being found in Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Reception Hall

UPVC front door with an opaque double glazed inset panel, hatch to the fully insulated loft, radiator and a built-in cupboard housing the Baxi boiler.

### Lounge/Sitting Room

16'6 × 10'5 approx (5.03m × 3.18m approx)

Double glazed window to the front, radiator, coal effect gas fire set in a shelved surround with an inset and hearth.

### Breakfast Kitchen

9' × 8'7 to 7'2 approx (2.74m × 2.62m to 2.18m approx)

The kitchen has a double drainer enamel sink with a double cupboard and drawer beneath, work surface with cupboard and drawer below, second work surface with space for an automatic washing machine under, space and plumbing for an upright gas oven, work surface with double cupboard and drawer below, matching eye level wall cupboards, double glazed window to the front, tiling to the walls by the sink area, serving hatch to the lounge/sitting room with glazed sliding panels and a wall mounted electric consumer unit.

### Bedroom 1

13'6 × 10'6 approx (4.11m × 3.20m approx)

Double glazed window to the rear and a radiator.

### Bedroom 2

10' × 8'7 approx (3.05m × 2.62m approx)

Double glazed, double opening French doors with double glazed wide panels leading out to the rear garden and a radiator.

### Shower Room

The shower room is fully tiled and has a walk-in shower with a mains flow shower system, tiling to the walls and floor, pedestal wash hand basin with a mixer tap and low flush w.c., opaque double glazed window, radiator with a rail over and an extractor fan.

### Outside

At the front of the property there is a large lawned garden with borders to the sides and a slabbed driveway leads through double wrought iron gates down the right hand side of the property to the garage. There is an outside

light by the main entrance door at the side of the property.

At the rear there is a slabbed area which leads onto a lawned garden with a path taking you to the bottom and the garden is kept private with having fencing to the boundaries.

### Garage

17' × 9' approx (5.18m × 2.74m approx)

Concrete sectional detached garage with electric up and over door, window and door to the side, a work bench and power and lighting.

### 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. Continue to the centre of Draycott and turn left into Cleveland Avenue, right into Lime Grove and right again into Thoresby Crescent where the property can be found on the right as identified by our for sale board.

8003AMMP

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Unknown

Phone Signal – Unknown

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



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 86        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 66                      |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.