





Tudor Court,
Draycott, Derbyshire
DE72 3YQ

O/O £290,000 Freehold



A DECEPTIVELY SPACIOUS THREE BEDROOM EXTENDED FAMILY HOME ON A GENEROUS CORNER PLOT WITH OPEN FIELD VIEWS BEING SOLD WITH NO UPWARD CHAIN

Situated in the highly sought-after village of Draycott, tucked away in a quiet cul-de-sac within the desirable Tudor Court development, this deceptively spacious three-bedroom extended end-terrace home occupies an impressive walled corner plot and enjoys delightful views over open fields to the rear. Built approximately 20 years ago, the property offers well-proportioned and versatile accommodation throughout, making it ideal for families, first-time buyers, or those seeking a home ready to move straight into whilst offering excellent scope to personalise and add value over time. The generous living space is complemented by a beautifully positioned rear garden enjoying a lovely open aspect, creating a peaceful setting for relaxing and entertaining. The substantial corner plot provides excellent outdoor space rarely found with similar properties. Further benefits include off-street parking, a desirable end-of-terrace position, gas central heating, double glazing, and the significant advantage of being offered to the market with no upward chain, allowing for a potentially smooth and straightforward purchase. Properties in this location are always in strong demand, and this attractive home presents a fantastic opportunity to secure a spacious village property with excellent outdoor space, stunning views, and outstanding potential.

The property is entered through a composite front door leading into a light and airy entrance hall, which provides access to the principal ground floor accommodation and has stairs rising to the first-floor landing. Doors lead to the spacious lounge, breakfast kitchen, utility room and ground floor WC. The generous lounge is positioned to the rear of the property and opens into a superb vaulted extension, currently utilised as a garden room, although equally suitable as a dining room or additional reception space. This versatile room enjoys a pleasant outlook over the garden and benefits from air conditioning in the dining room which opens into the lounge and one of the bedrooms and feature floor uplighters, creating an attractive and contemporary living environment.

The breakfast kitchen is comprehensively fitted with a range of wall, base and drawer units and provides direct access to the rear garden, making it ideal for everyday family living and entertaining. A separate utility room and ground floor WC add further practicality to the accommodation. The property benefits throughout from gas central heating and double glazing. To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, whilst the remaining bedrooms are served by the family bathroom. Outside, the property occupies a delightful walled corner plot with established lawned gardens, mature planted borders and a number of patio seating areas, providing excellent space for outdoor enjoyment. The garden also benefits from useful garden sheds and enjoys a lovely degree of privacy. To the front, there is a driveway providing off-road parking.

Coppice Park is situated for easy access to the shopping facilities provided by the nearby villages of Borrowash and Breaston and as well as a Co-op store, Borrowash has a Birds Bakery, a well known butchers and a fishmongers. There are Tesco and Asda supermarkets and many other retail outlets found in Long Eaton, an Asda at Spondon and Sainsbury's and Costco at Pride Park. There are walks in the surrounding picturesque countryside which includes St Chad's and Trent Lock and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby as well as good main roads to several East and West Midlands towns and cities.





Entrance Hall
6'5 x 22'3 approx (1.96m x 6.78m approx)
Composite front door, wooden flooring, double radiator, two ceiling lights, doors to the lounge, ground floor w.c., understairs storage cupboard, kitchen and utility and stairs to the first floor.

Cloaks/w.c.
2'8 x 5'7 approx (0.81m x 1.70m approx)
Low flush w.c., pedestal wash hand basin with mixer tap, vinyl flooring, tiled splashbacks, double radiator, ceiling light, extractor fan.

Lounge
19'2 x 18'4 approx (5.84m x 5.59m approx)
UPVC double glazed French doors to the dining room and a window overlooking the rear garden, cream carpeted flooring, ceiling light, two double radiators, telephone and TV points, electric fireplace.

Dining Room
12' x 10'1 approx (3.66m x 3.07m approx)
UPVC double glazed French doors to the garden, window to the rear, two Velux windows, recessed ceiling spotlights, wooden flooring, uplighters and air conditioning unit.

Breakfast Kitchen
14' x 13'5 approx (4.27m x 4.09m approx)
UPVC double glazed French doors to the rear, windows to the rear, vinyl tiled flooring, LED ceiling spotlights, double radiator, wall, base and drawer units to three walls with roll edged laminate work surface over, tiled splashbacks, inset 1½ bowl sink and drainer with swan neck mixer tap, integral oven and grill, four ring gas burner with extractor over, space for a free standing fridge freezer and space for a dishwasher.

Utility Room
5'5 x 6'6 approx (1.65m x 1.98m approx)
UPVC double glazed window to the rear, tiled flooring, double radiator, ceiling light, extractor fan, wall and base units to one wall with an inset stainless steel sink and drainer, tiled splashbacks, roll edged laminate work surface, space and plumbing for a washing machine and tumble dryer.

First Floor Landing
11'1 x 7'6 approx (3.38m x 2.29m approx)
Carpeted flooring, double radiator, ceiling light, access to the loft, airing/storage cupboard housing the boiler and doors to:

Bedroom 1
19' x 14'1 approx (5.79m x 4.29m approx)
UPVC double glazed window to the rear, carpeted flooring, two double radiators, ceiling light, built-in wardrobes and drawers and door to:

En-Suite
5'5 x 6'2 approx (1.65m x 1.88m approx)
Obscure UPVC double glazed window to the side, LED ceiling spotlights, radiator, extractor fan, vinyl flooring, low flush w.c., pedestal wash hand basin with a mixer tap, enclosed corner shower enclosure with mains fed shower, electric shaver point.

Bedroom 2
15'8 x 14'8 approx (4.78m x 4.47m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator, air conditioning unit and ceiling light.

Bedroom 3
9'7 x 8' approx (2.92m x 2.44m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light and TV point.

Bathroom
7'1 x 5'6 approx (2.16m x 1.68m approx)
Obscure UPVC double glazed window to the front, vinyl flooring, ceiling spotlights, extractor fan, panelled bath with electric shower over, pedestal wash hand basin with mixer tap, low flush w.c., tiled splashbacks, double radiator.

Outsisde
The property is situated in the left hand corner of a quiet cul-de-sac on Coppice Park, there is parking for two vehicles under a car port adjacent on the left hand side.

The property sits on a generous corner plot overlooking fields with fencing to the boundaries and a brick wall, patio area for al-fresco living, garden shed, lawn and established shrubs and tree planted beds to the boundaries.

Directions
Proceed out of Long Eaton along Derby Road continuing over the traffic island and through the villages of Breaston and Draycott. After some distance turn right into Gypsy Lane where the development can be found on the right situated behind automatic gates.
9370JG

Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 27mbps Superfast 1mbps Ultrafast 2000mbps
Phone Signal – EE, 02, Three, 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

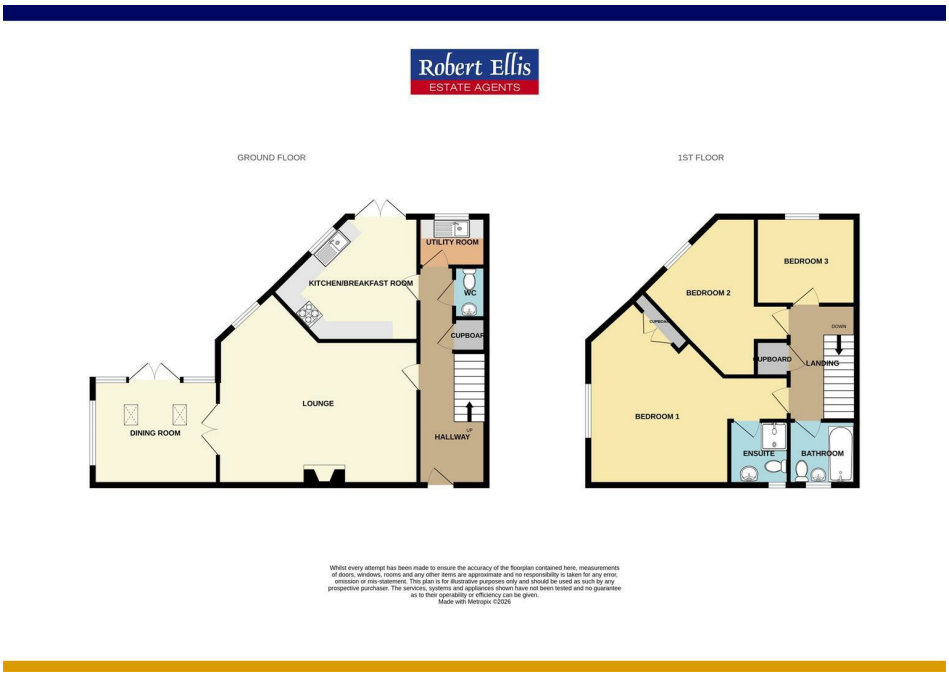


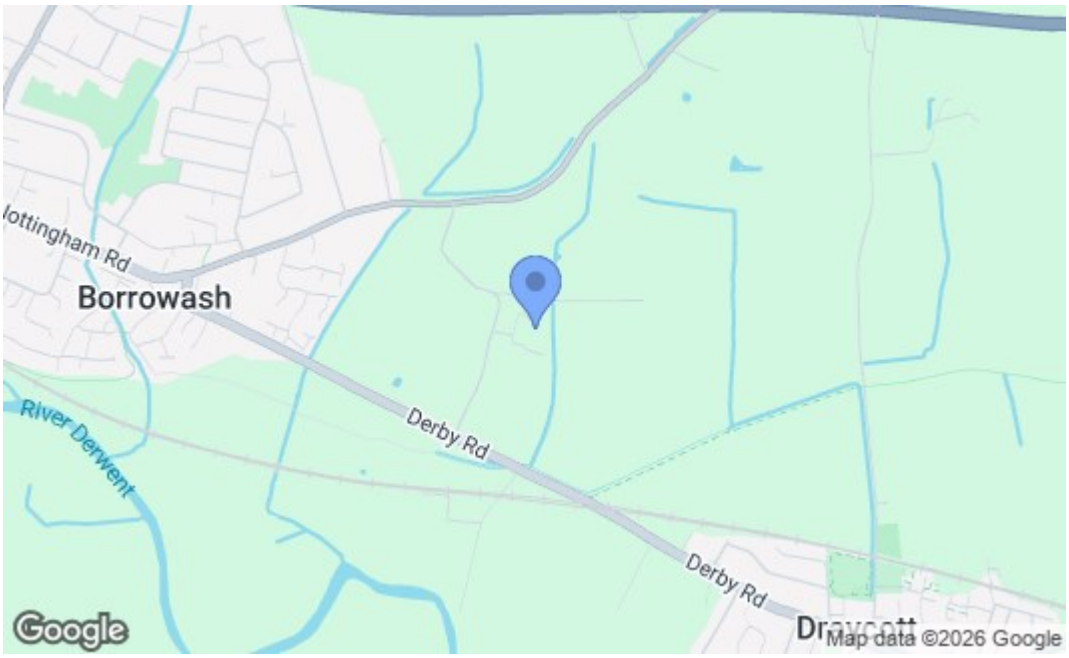


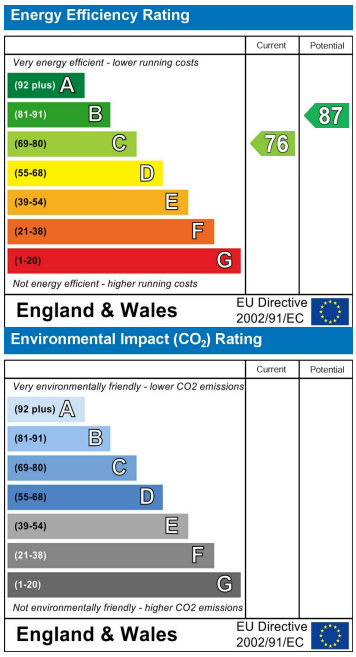












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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