Robert Ellis

look no further. . .

Jardine Court,
Draycott, Derbyshire
DE72 3TY

£209,950 Freehold

A MODERN TWO BEDROOM HOUSE SITUATED ON AN ATTRACTIVE CORNER PLOT WITH PARKING TO THE REAR, WHICH IS PERFECT FOR FIRST TIME BUYERS.

Robert Ellis are delighted to bring to the market this very well presented two bedroom modern home situated in the popular location of Draycott, with easy access to all the local amenities and transport links the area has to offer. The property has been very well maintained throughout and benefits from a new entrance porch and is situated on the corner of a cul-de-sac road. To the rear of the private rear garden, additional parking provision is located to the rear providing parking for two vehicles. We feel this property would most suit first time buyers looking for a modern home they can move straight into or even a buy to let investor in search of a property with a good rental potential.

This modern property is constructed of brick to the external elevations all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing and in brief the accommodation includes a newly constructed porch which opens on to a good size living room and kitchen to the ground floor with two good size bedrooms and bathroom to the first floor. Outside there is an attractive frontage with new fence and gated path leading to the property and to the rear there is a well maintained garden which provides gated access to the parking provision located at the rear of the property.

Draycott offers a number of local amenities, shops and schools for younger children whilst also being within easy reach of further shops found in Breaston and Borrowash and is only a few minutes drive from the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton, there are excellent schools for older children, health care and sports facilities including walks in the surrounding countryside and excellent transport links including J25 of the M1, East Midlands Airport, Long Eaton and Derby Stations and the A52 also provides direct access to Nottingham and Derby.

Porch
Front entrance door to:

Living Room
14'6" x 12'5" approx (4.42m x 3.81m approx)
A spacious living room with double glazed window to the front elevation, stairs leading to the first floor, radiator, front entrance door and feature fireplace and hearth with electric flame effect fire.

Kitchen
12'9" x 9'3" approx (3.89m x 2.82m approx)
A range of fitted modern wall and base units with roll edged work surface over, stainless steel sink and drainer unit with hot and cold chrome mixer tap, tiled splashbacks, integrated double stainless steel electric oven and grill with four ring stainless steel gas hob and stainless steel splashback, plumbing for automatic washing machine, double glazed window to the rear elevation, space for dining table, laminate flooring, radiator and UPVC double glazed door and window to the rear elevation.

First Floor Landing
Ceiling light point and doors to:

Bedroom 1
12'4" x 10'11" approx (3.78m x 3.35m approx)
With laminate flooring, two double glazed windows to the front elevation, radiator, built-in storage cupboard, ceiling light point and coving to the ceiling.

Bedroom 2
12'9" x 6'7" approx (3.89m x 2.03m approx)
With laminate flooring, radiator, access hatch to the loft space and UPVC double glazed window to the rear elevation.

Bathroom
With tiled flooring, panelled bath with wall mounted electric 'Mira' shower over, pedestal wash hand basin, low flush w.c., tiling to the walls, radiator and UPVC double glazed window to the side elevation.

Outside
To the front of the property there is a new fence and gated pathway leading to the front entrance porch with a gravelled garden to the front with shrubs and plants. To the rear there is an attractive enclosed garden laid mainly to lawn with a range of flower beds with shrubs and plants. There is also a paved patio area, barked garden section and timber garden shed, all enclosed with timber fence panels and gated access leading to the parking provision located to the rear of the property providing parking for two vehicles.

Directions
Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the village of Breaston and into Draycott. After entering Draycott, Jardine Court can be found on the left and the property can be identified on the corner by our for sale board.
9536MP

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 19mbps Superfast 264mbps 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

GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.

TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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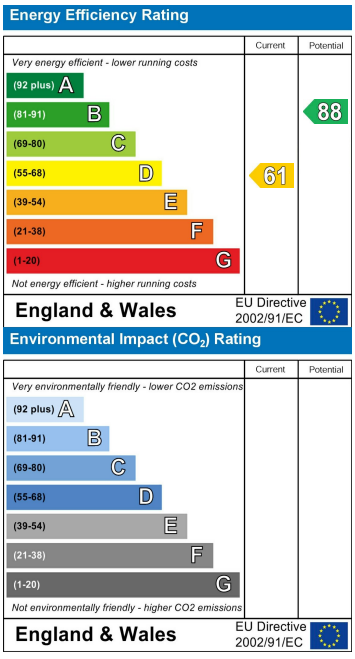

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818