



Station Road,  
Draycott, Derbyshire  
DE72 3QB

**£625,000 Freehold**



THIS IS AN INDIVIDUAL, DOUBLE FRONTED DETACHED VICTORIAN RESIDENCE PROVIDING FOUR DOUBLE BEDROOM AND SPACIOUS GROUND FLOOR ACCOMMODATION WHICH IS POSITIONED ON A LARGE PLOT WITH LANDSCAPED AND WOODLAND GARDENS.

Robert Ellis are pleased to be instructed to market this individual detached residence which provides a lovely family home which is coming to the market for the first time in several decades. The property is positioned on a large plot with formal gardens at the rear and a managed woodland garden to the side which provides a lovely area to walk around throughout the year. For the size of the accommodation and gardens at the rear and side to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to the local amenities provided in Draycott and Breaston as well as to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road and is constructed of brick to the external elevations under a tiled roof which has been replaced over recent years. The accommodation derives the benefits of having gas central heating and being mostly double glazed and includes an open porchway leading through an original front door to the reception hall which has the Minton tiled flooring and a ground floor w.c. off, to the right of the hall is the main lounge and to the left a sitting room/study with the dining room being positioned to the rear. The kitchen was fitted approximately 2 years ago by Wren and has extensive ranges of soft closing, handle-less wall and base units and granite work surfaces and there is also a most useful pantry/utility room. To the first floor the landing leads to the four double bedrooms, the master bedroom having a bathroom en-suite. There is also a main shower room. Outside there is a double detached garage positioned to the right hand side of the property, a driveway and well stocked gardens to the front, with the more formal gardens being at the rear where there is a large lawned area, various paths and planted beds, a vegetable/fruit garden area with two greenhouses and to the right hand side there is a picket fence and gate leading to the woodland garden which has a series of pathways, rockered beds, a wild pond, various woodland planted beds, mature trees and fencing to the boundaries.

Draycott has a number of local shops, chemists and a doctors surgery within half a mile from the property, schools for younger children with further shopping facilities being found in Breaston where there is a Co-op store and Long Eaton where there is an Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are schools for older children in Long Eaton and Sandiacre, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields found in Long Eaton, along with several local golf courses, walks in the surrounding picturesque countryside 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

Open porch with arched entrance, Minton tiled flooring, external power points and an outside light leading through the original front door which has two inset stained glass leaded panels and stained glass leaded windows to either side to:

## Reception Hall

Stairs with balustrade and cupboard beneath leading to the first floor, dado rail to the walls, cornice to the wall and ceiling, Minton tiled flooring, pine doors leading to the rooms off the hallway and the door to the understairs storage cupboard, electricity meter and electric consumer unit are housed in a fitted cupboard, cloaks hanging and a door with an inset double glazed panel leading to the rear porch.

## Ground Floor w.c.

Having a white low flush w.c., pedestal wash hand basin with mixer tap and half tiled walls.

## Lounge/Sitting Room

18'6 into bay x 13' to 10'5 approx (5.64m into bay x 3.96m to 3.18m approx)  
This large main reception room is divided by a plaster archway and has a double glazed bay window to the front set in a second archway, mahogany Adam style fireplace with a cast iron and tiled inset and hearth, original oriel bow window with stained glass leaded top panels to the side, cornice to the wall and ceiling, further double glazed window to the side, two radiators and two wall lights.

## Sitting Room/Study

14'6 x 12'10 approx (4.42m x 3.91m approx)  
Two double glazed windows with fitted blinds to the front, feature Adam style fireplace with a cast iron inset and tiled hearth, feature arched recess to one wall, cornice to the wall and ceiling, dado rail to the walls, radiator and fitted shelving to either side of the chimney breast.

## Dining Room

12'4 x 11'2 approx (3.76m x 3.40m approx)  
The dining room has double glazed, double opening French doors leading out to the rear garden with a double glazed window to the rear, recessed lighting to the ceiling and a radiator.

## Breakfast Kitchen

14'7 x 10'5 approx (4.45m x 3.18m approx)  
The kitchen was fitted approximately 4 years ago by Wren and has matt cream handleless soft closing units and granite work surfaces and includes a 1½ bowl sink with a mixer tap set in a work surface which extends to three sides, having an integrated dishwasher, a double recycling bin, cupboards, fitted carousels to the corner cupboards and wide drawers, RangeMaster cooker with a five ring gas hob and two electric ovens, one of which is a fan oven, granite work surface with drawers and cupboard beneath, matching eye level wall cupboards and a plate rack and shelf to the walls, tiling to the walls by the work surface areas, double slatted doors to a storage recess, space for an upright fridge/freezer, recessed lighting to the ceiling, double glazed window overlooking the rear garden, radiator and tiled flooring.

## Utility Room/Pantry

11' x 6'2 approx (3.35m x 1.88m approx)  
The utility room/pantry is positioned on the left hand side of the hallway and has a double glazed window to the rear, stainless steel sink with a tiled splashback and double cupboard and drawer below, space and plumbing for an automatic washing machine, original thrawl and shelving to one wall, double wall cupboard, quarry tiled flooring and an internal opaque glazed window providing natural light to the hall.

## First Floor Landing

The balustrade continues from the stairs onto the landing, two feature stained glass windows to the front set in an arched recess, radiator, dado rail to the wall, a range of fitted storage cupboards with pine panelled doors and hatch with a pull down ladder to the partially boarded loft, providing ample storage.

## Bedroom 1

14'2 x 10'8 plus wardrobes (4.32m x 3.25m plus wardrobes)  
Three double glazed windows to the front, range of built-in wardrobes to one wall with two matching bedside drawer units, radiator and a Georgian opaque glazed door leading to:

## En-Suite

12'4 x 6'3 approx (3.76m x 1.91m approx)  
The en-suite to the main bedroom has a white suite including a panelled bath with chrome hand rails with tiling to three walls, hand basin set on a surface with a tiled

splashback and cupboards and drawers under, low flush w.c., opaque double glazed window, ladder towel radiator, electric shaver/toothbrush point and light, hanging for dressing gowns and recessed lighting to the ceiling.

## Bedroom 2

12'9 x 12' approx (3.89m x 3.66m approx)  
Two double glazed windows to the front, two double wardrobes with space for a dressing table and cupboards above and a radiator.

## Bedroom 3

11' x 9'5 approx (3.35m x 2.87m approx)  
Double glazed window to the rear overlooking the garden and farmland, radiator and a double built-in wardrobe providing hanging space and shelving with a double cupboard over.

## Bedroom 4

10'9 x 10'5 approx (3.28m x 3.18m approx)  
Double glazed window overlooking the garden and farm land at the rear, radiator, original cast iron feature fireplace which is currently boarded and a Vaillant boiler housed in a double fitted cupboard.

## Shower Room

The bathroom has been changed into a shower room and has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and glazed protective screens, low flush w.c. and pedestal wash hand basin with a mixer tap, tiling to the walls by the sink and w.c. area, mirror with ambient lighting and a point for an electric shaver/toothbrush point and light, tiled flooring and an opaque double glazed window with a fitted blind.

## Outside

At the front of the property there are double gates from the road providing access onto a block edged, tarmac driveway which provides off road parking for a number of vehicles in front of the garage. To the left of the drive there is a block edged path which provides access to the front door and this has established planted beds to either side with a wall to the front and left boundaries. To the right hand side of the drive there are various paths and established beds which are well planted and provide a colourful display throughout the year. To the left hand side of the garage there is a gate and wooden fencing with the gate providing access to the rear garden and to the right of the garage there is a gate to a storage area at the side of the garage.

The rear garden is a lovely feature of this beautiful home and has a path extending across the rear of the house to the gate at the side of the house providing access to the front and a further path leads to a slabbed patio area where the greenhouses are positioned. There is a cottage style garden with paths and brick edged beds which are again well planted and provide a colourful display during the warmer months, there is a large lawn area with borders to the sides, decking to the bottom right hand corner with a pergola over which has an established grapevine growing over. There are raised beds next to the greenhouses and various fruit bushes and canes with a wall to the left hand and most of the rear boundaries. There is a further seating area behind the garage where there is a circular patio and pebbled area with an established Boston creeper growing behind the garage. To the right hand side of the garden there is a picket fence and gate leading to the wooded garden which falls away from the main garden and this area has mature trees, a series of paths, a wildlife pond, rockier beds with other beds planted with hostas and a wide variety of woodland plants and the woodland garden provides a lovely area to wander through during the year with a path leading back to the driveway.

There are various outside lights, external water supply and power points provided at the front and rear of the house.

## Garage

20'6 x 19'7 approx (6.25m x 5.97m approx)  
The brick built double garage has a pitched tiled roof and two electrically operated up and over doors to the front with a half glazed door to the side and a window to the rear, there is storage provided in the roof space, shelving to one wall and an eye level window and power points and lighting are provided in the garage.

## Directions

Proceed out of Long Eaton and continue through the village of Breaston and over the bridge into Draycott. The property may be located a short distance along on the right hand side.

## Council Tax

Erewash Borough Council Band E





GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1697 sq. ft. (157.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		55	
(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	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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