Robert Ellis

look no further...

Derby Road,
Draycott, Derbyshire
DE72 3NJ

O/I/R £550,000 Freehold

A THREE/FOUR BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING AND GARAGE.

Robert Ellis are delighted to be instructed to market this superb property with mature gardens in the heart of Draycott village.

The property is constructed of brick and benefits from gas central heating and double glazing throughout with many of the original stained glass windows being reinstated and fitted as double glazed units, keeping the original features and character within the property. The property has been extended and briefly comprises of an entrance hallway, large open plan kitchen diner with bi-folding doors to the garden, utility room, ground floor w.c., lounge with French doors to the rear garden, dining room and bedroom 4/study. To the first floor there is a large landing with a built-in storage cupboard leading to a master bedroom with fitted wardrobes an en-suite, two further double bedrooms and a four piece family bathroom suite. Outside there is ample off road parking and mature flower beds. To the rear there is a private enclosed garden with patio, pergola, storage garage, greenhouse and a lawned garden.

Located in the popular residential village of Draycott, close to a wide range of local schools, shops and parks, East Midlands Airport is just a 15 minute drive away and fantastic road links are available including the A52, A50 and M1. An internal viewing is essential to appreciate the property and location on offer.

Entrance Hall
Composite front door, radiator, laminate flooring, UPVC double glazed stained glass window to the front, ceiling light.

Lounge
11'8 x 18'3 approx (3.56m x 5.56m approx)
UPVC double glazed French doors to the rear, UPVC double glazed windows overlooking the rear and side, laminate flooring, radiator, multi fuel burner and ceiling light.

Dining Room
11'8 x 11'6 approx (3.56m x 3.51m approx)
UPVC double glazed bay window to the front, LVT flooring, multi fuel burner and ceiling light.

Study/Bedroom 4
10'1 x 8'4 approx (3.07m x 2.54m approx)
UPVC double glazed window to the front, Velux window, LVT flooring, radiator and spotlights.

Kitchen Diner
20'9 x 16'5 to 10'3 approx (6.32m x 5.00m to 3.12m approx)
Double glazed bi-folding doors to the rear, UPVC double glazed window to the side, tiled flooring, Velux window, wall, base and drawer units with work surface over, Belfast sink and drainer, induction hob with built-in extractor fan and filter, integrated electric oven and grill, integrated microwave and a warming drawer. Integrated fridge freezer and dishwasher, radiator and ceiling light.

Utility Room
5'4 x 8'5 approx (1.63m x 2.57m approx)
UPVC double glazed door to the rear, tiled flooring, space for a washing machine and tumble dryer, pantry and spotlights.

Cloaks/w.c.
1'6 x 5'3 approx (0.46m x 1.60m approx)
Obscure UPVC double glazed window to the side, tiled flooring, low flush w.c., top mounted sink and spotlights.

First Floor Landing
Built-in storage cupboard, carpeted flooring, loft access with pull down ladder and spotlights.

Bedroom 1
11'8 x 18'3 to 11'3 approx (3.56m x 5.56m to 3.43m approx)
UPVC double glazed windows to the side and rear, carpeted flooring, radiator, spotlights and fitted wardrobes.

En-Suite
6'2 x 5'2 approx (1.88m x 1.57m approx)
Obscure UPVC double glazed window to the rear, tiled flooring, low flush w.c., single enclosed shower unit, top mounted sink and ceiling light.

Bedroom 2
11'8 x 11'5 approx (3.56m x 3.48m approx)
UPVC double glazed window to the front, radiator, carpeted flooring and ceiling light.

Bedroom 3
8'4 x 8'9 approx (2.54m x 2.67m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

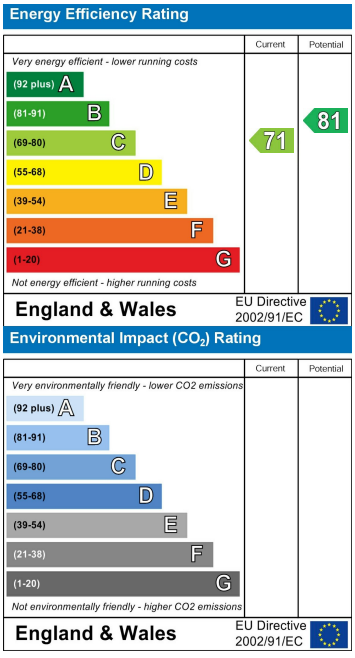
Bathroom
5'3 x 7'6 approx (1.60m x 2.29m approx)
Obscure UPVC double glazed window to the rear, tiled flooring, heated towel rail, low flush w.c., pedestal wash hand basin, single enclosed shower unit with rainwater shower head, bath with mixer tap and spotlights.

Outside
There is off road parking to the front with mature flower beds. To the rear there is a garage, patio area, lawned garden, pergola, greenhouse and mature flower beds.

Garage
Concrete sectional garage.

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 left hand side.
7422AMRS

Council Tax
Erewash Borough Council Band D



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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