Robert Ellis

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Jardine Court,
Draycott, Derbyshire
DE72 3TY

£199,950 Freehold

AN IMMACULATE TWO DOUBLE BEDROOM MID PROPERTY SITUATED IN A PRIVATE CUL-DE-SAC LOCATION.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer, buy to let investor or someone looking to downsize. The property benefits from gas central heating and double glazing and has been very well maintained by the current owner, making this property ready to move in to. There is also the added benefit of two parking spaces. To fully appreciate everything this property has to offer, a viewing is a must.

Being situated in this desirable village location, the property benefits from an open plan living room with the staircase leading to the first floor, dining kitchen with door to the rear garden and to the first floor there are two bedrooms and a family bathroom. To the front of the property there is a low maintenance gravelled area with pathway leading to the front entrance door and to the rear there is a privately enclosed landscaped rear garden with new decking. There are also two allocated parking spaces.

Draycott is a very popular village and has a number of local shops and schools for younger children which are a two minute walk from the property with schools for older children being found at both Sandiacre and Long Eaton, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside which includes Church Wilne and the transport links include J25 of the M1, stations at Long Eaton, East Midlands Parkway and Derby, East Midlands Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Lounge
14'6 x 12'3 approx (4.42m x 3.73m approx)
UPVC double glazed front entrance door and window to the front, stairs to the first floor, TV point and door to:

Dining Kitchen
12'3 x 9'5 approx (3.73m x 2.87m approx)
Wall, base and drawer units with work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, integrated new oven, gas hob and extractor hood over, laminate floor, appliance space, plumbing for automatic washing machine, radiator, cupboard housing the gas central heating boiler and UPVC double glazed window and rear exit door.

First Floor Landing
Access to the loft which is boarded, door to storage cupboard and door to:

Bedroom 1
12'8 x 11'5 approx (3.86m x 3.48m approx)
UPVC double glazed window to the front, radiator and door to built-in overstairs storage cupboard.

Bedroom 2
11'9 x 6' approx (3.58m x 1.83m approx)
UPVC double glazed window to the rear and a radiator.

Bathroom
A modern bathroom comprising of a white three piece suite with a P shaped panelled bath with shower from the mains having a waterfall shower head and hand held shower, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, tiled floor, chrome heated towel rail, built-in recessed spotlights and UPVC double glazed window to the rear.

Outside
To the front of the property there is a low maintenance garden with a path to the front entrance door and two allocated parking spaces. To the rear there is an enclosed garden with a new large decked area leading to the lawn. The garden is privately enclosed with fenced boundaries and there is a garden shed. There is a gate giving access for the bins, outside security lighting and hot and cold taps.

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 along and take the left hand turning into Jardine Court and the property can be found at the head of the close.
7270AMEC

Council Tax
Erewash Borough Council Band A

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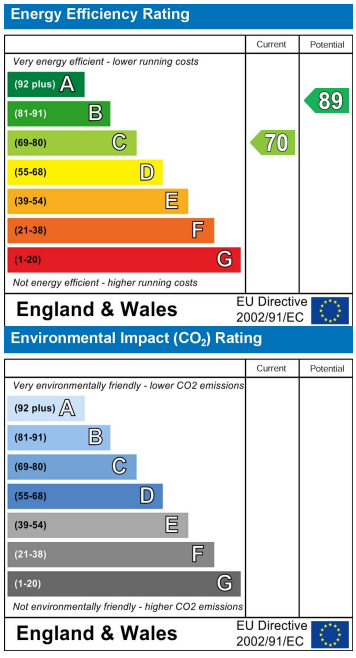

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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