



Derby Road,
Draycott, Derbyshire
DE72 3NX

£675,000 Freehold



STANDING WELL BACK FROM THE ROAD, THIS EXTENDED DETACHED INDIVIDUAL PROPERTY PROVIDES FIVE BEDROOM ACCOMMODATION WHICH OVERLOOKS OPEN FIELDS TO THE REAR AND IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Being situated on the edge of this sought after village location between Derby and Nottingham, this traditional property was originally built in the 1930's on a large plot with Southerly facing gardens to the rear and in 2007 was substantially extended by the current owners in a style that fits well with the original house which created a large well balanced family home with spacious ground floor living accommodation and five bedrooms. As people will see when they visit this lovely home, it still retains many original features and includes all you would expect in a modern day home and if this style and size of property suits your requirements, we certainly would recommend a viewing so interested parties can see the full extent and location of the property for themselves. Draycott has become a very sought after village location and this particular property benefits from the open aspect to the rear which enables lovely views over the open fields from the garden and the rooms at the rear of the house.

The property stands well back from Derby Road with a large pebbled drive and off the road parking area at the front and with a couple of large mature trees and hedging to the side boundaries and a wall with railings to the front, has a secluded feel. The house is constructed of brick to the external elevations, the front and rear being part relieved by render all under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of gas central heating, which has just had a new boiler replaced by British Gas, and is double glazed to all the main windows. Being entered via the open porch through an original style wood panelled front door with a feature inset stained glass glazed panel, the accommodation includes a reception hall which leads to the lounge which has a bay window overlooking the rear garden and has doors leading into the conservatory which is positioned to the left of the house, there is a separate dining room which has a feature fireplace and bay window to the front, an extremely well fitted kitchen which has a further reception room off which is currently used as a games room, but could have several different uses such as a further sitting room, TV room, play room or something similar and from this part of the house there are large windows overlooking the rear garden and also a pair of French doors from the kitchen provides access to the garden. There is a ground floor w.c. and to the first floor a spacious landing leads to the five bedrooms, one of which has an en-suite shower room and there is the main family bathroom which has a separate shower as well as a bath. Outside there is the part integral garage, the garden and off the road parking area at the front and the Southerly facing rear garden has several places for owners and friends to sit and enjoy outside living, has a lawn with mature and well planted beds to the sides and to the rear there is low level fencing which allows an open aspect over the fields to the rear.

Draycott is an award winning village which has a number of local shops and a school for younger children, with there being Co-op stores in the adjacent villages of Borrowash and Breaston and Asda and Tesco superstores and other retail outlets being found in Long Eaton, there are schools for older children in Long Eaton and Sandiacre, healthcare and sports facilities including several local golf courses, walks in the picturesque countryside which includes St Chads and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with a pitched tiled roof, wooden pillar and tiled flooring with an outside light leading through an original style wood panelled front door with a feature inset leaded stained glass panel to:

Reception Hall

Stairs with feature balustrade and a feature stained glass leaded window on the half landing leading to the first floor, original oak flooring, radiator in housing, picture rail to the walls and original panelled doors leading to the rooms from the hall.

Lounge/Sitting Room

14' x 13' approx (4.27m x 3.96m approx)

Double glazed leaded bay window to the rear overlooking the gardens and fields beyond with a further leaded glazed internal window, feature coal effect gas fire set in a wooden Adam style surround with a tiled hearth, dado rail to the walls, cornice to the wall and ceiling and double opening double glazed leaded French doors leading through to:

Conservatory

21' x 15'4 reducing to 10'4 approx (6.40m x 4.67m reducing to 3.15m approx)

Double glazed French doors leading out to the rear garden, double glazed window to the rear and double glazed eye level windows to the side and rear walls, vaulted roof and laminate flooring.

Dining Room

13' plus bay x 12'2 approx (3.96m plus bay x 3.71m approx)

Double glazed leaded bay window to the front, feature coal effect gas fire set in an Adam style surround with a tiled inset and marble hearth, radiator, picture rail to the walls and cornice to the wall and ceiling.

Kitchen

18' max x 16' max approx (5.49m max x 4.88m max approx)

The kitchen is fitted with oak finished units with brushed stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with a mixer tap set in an 'L' shaped granite work surface which extends along two walls and has an integrated dishwasher and cupboards below with the corner cupboard having a pull out carousel fitting, cooking Range set in a feature brick chimney breast with mantle over, second 'L' shaped granite work surface with cupboards and drawers below, further granite work surface with double cupboard under, housing for an American style fridge/freezer with a pull out racked storage system to the left, a pantry cupboard to the right and a cupboard above, matching eye level wall cupboards, one having power points to house a microwave oven, another housing the newly fitted Worcester Bosch boiler, wine racks, fitted plate rail with shelving and a light above, tiling to the walls by the work surface areas, double glazed leaded window to the rear with a granite sill, recessed lights to the ceiling and cornice to the wall and ceiling, to the rear of the kitchen there is a further double glazed window with fitted seating overlooking the rear garden, double glazed French doors leading out to the gardens from the living/dining kitchen area, tiled flooring, panelling to the lower section of one wall and panelled door to:

Cloaks/w.c.

Having a low flush w.c. and pedestal wash hand basin, half tiled walls, tiled flooring, recessed lights to the ceiling, X-pelair fan and double doors lead to storage space beneath the stairs.

Games/Sitting Room

17'8 x 10'10 approx (5.38m x 3.30m approx)

Double glazed window to the rear overlooking the gardens and countryside beyond, further double glazed window to the side, radiator, laminate flooring and an internal door to the garage.

First Floor Landing

From the landing there are original panelled doors leading to the rooms off the landing, hatch to loft and built-in airing/storage cupboard housing the hot water tank.

Bedroom 1

12'10 plus bay x 12'2 approx (3.91m plus bay x 3.71m approx)

Double glazed leaded bay window to the front with a further leaded window to the side, range of fitted wardrobes extending along one wall, two of the middle doors having mirrored panels, cornice to the wall and ceiling, picture rail to the walls and radiator.

Bedroom 2

12'2 x 10'2 approx (3.71m x 3.10m approx)

Double glazed leaded window to the front, cornice to the wall and ceiling and radiator.

En-Suite

The en-suite shower room is fully tiled and has tiled flooring with under floor heating, there is a large walk-in shower with tiling to three walls and a glazed pivot door, pedestal wash hand basin with mixer tap and low flush w.c., opaque double glazed leaded window, recessed lights to the ceiling and a mirror with lighting to the wall by the sink position.

Bedroom 3

13'10 x 12'4 approx (4.22m x 3.76m approx)

Double glazed leaded window to the rear with views over the open fields and a further leaded window to the front, picture rail to the walls and radiator.

Bedroom 4

11'6 x 11' approx (3.51m x 3.35m approx)

Double glazed leaded window to the rear with views over the open fields, cornice to the wall and ceiling and radiator.

Bedroom 5

9'4 x 5'8 approx (2.84m x 1.73m approx)

Double glazed leaded window to the rear with views over the open fields, radiator, picture rail to the wall and cornice to the wall and ceiling.

Bathroom

The main bathroom is half tiled and has a white suite including a panelled bath, separate tiled walk-in shower, pedestal wash hand basin and low flush w.c., radiator and opaque double glazed leaded window.

Outside

At the front of the property there is a large pebbled area which provides off the road parking for several vehicles. There is a raised rockery border running along the front boundary behind the brick boundary wall which has railings and to either side of the front garden there is established hedging which helps to provide privacy, there are two mature trees at the front of the property and access via the right hand side of the house to the rear garden. The rear garden is a special feature of this lovely home and is Southerly facing and overlooks the open fields and countryside beyond. To the immediate rear of the house there is a large patio extending from the doors leading out from the kitchen to the conservatory where there is a further large seating area, there is a raised water feature and a pond and there are paths leading to the lawned garden which has established beds to the sides and low level ranch style fencing running along the rear boundary which enables views over the fields and countryside. There is fencing to the side boundaries and there is outside lighting, power points and an outside water supply provided.

Garage

16'3 x 11' approx (4.95m x 3.35m approx)

The part integral garage has an up and over door to the front, opaque double glazed window to the side, internal door to the main accommodation, power, lighting and a cold water supply tap.

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.
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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.