



33 Thoresby Crescent,  
Draycott, Derbyshire  
DE72 3PH

**£189,950 Freehold**



A GOOD SIZE TWO BEDROOM SEMI DETACHED BUNGALOW LOCATED IN THE EVER POPULAR VILLAGE OF DRAYCOTT, AVAILABLE FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market this semi detached bungalow which has been improved by the current owners. The property can be found on the popular Thoresby Crescent in Draycott, with easy access to the centre of this very popular village and will suit those in search of a property on which they can make their own mark and are looking to downsize to a village location. The property sits on a corner plot with gardens to the front, side and rear elevations, off the road vehicle hard standing and additional free standing garage. Coming to the market with the benefit of no upward chain, an internal viewing comes highly recommended in order to appreciate all that is on offer. Contact the office to make your appointment to view today.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as re-fitted gas central heating and double glazing. In brief the accommodation comprises entrance hallway, kitchen, living room, shower room, two bedrooms and conservatory to the rear. With low maintenance gardens to the side and rear, driveway and free standing brick built garage.

Draycott has a number of local shops while the Asda and Tesco superstores are only a short drive away in nearby Long Eaton. There are walks in the surrounding picturesque countryside, healthcare and sports facilities including several local golf courses and excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC double glazed entrance door to the side, ceiling light point, wall mounted radiator, loft access hatch, coving to the ceiling, airing/storage cupboard with shelving and internal panelled doors to:

### Living Room

17'1 x 10'7 approx (5.21m x 3.23m approx)

UPVC double glazed picture window to the front, ceiling light point, coving to the ceiling, ceiling rose, wall mounted radiator, feature four bar gas fire with wooden mantle and hearth.

### Kitchen

10'1 x 8'8 approx (3.07m x 2.64m approx)

With a range of matching wall and base units incorporating laminate work surface over, space and point for free standing fridge freezer, space and point for free standing gas cooker and space and plumbing for automatic washing machine, wall mounted Baxi gas central heating combination boiler and UPVC double glazed picture window to the front. Ample storage cupboards, tiled splashbacks and tiling to the floor.

### Bedroom 1

13'9 x 10'7 approx (4.19m x 3.23m approx)

UPVC double glazed picture window to the rear, wall mounted radiator, ceiling light point, coving to the ceiling, ceiling rose, ceiling light point, built-in wardrobes providing ample storage space with built-in dressing table.

### Bedroom 2/Reception

9'7 x 8'10 approx (2.92m x 2.69m approx)

Sliding glazed patio door to the conservatory, wall mounted radiator, ceiling light point, ceiling rose.

### Conservatory

9'4 x 6'6 approx (2.84m x 1.98m approx)

UPVC double glazed windows to the side and rear, double glazed door providing access to the garden, power points.

### Shower Room

6'5 x 5'9 approx (1.96m x 1.75m approx)

UPVC double glazed window to the side, low flush w.c., semi recessed vanity wash hand basin with storage

cupboard below, walk-in shower enclosure with Triton electric shower above, tiling to the floor, tiled splashbacks, wall mounted radiator and recessed spotlights to the ceiling.

### Outside

The property sits on a corner plot with gardens to both the front, side and rear elevations. To the side there is an enclosed paved patio area with fencing to the boundaries and secure gated access to the front. To the rear there is an enclosed low maintenance gravelled garden, fencing to the boundaries and access to the free standing brick built garage.

### Garage

17'10 x 9'3 approx (5.44m x 2.82m approx)

With electric door to the front, UPVC double glazed windows to the side and rear and rear UPVC access door.

### 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 through the village and turn left into Lime Grove, left into Thoresby Crescent and the property can be found on the left as identified by our 'for sale' board.

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GROUND FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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.