Robert Ellis

look no further...

Draycott Road,
Breaston, Derbyshire
DE72 3DB

£825,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A SUBSTANTIAL FIVE BEDROOM DETACHED HOME WHICH INCLUDES A SEPARATE ANNEX AND AT THE REAR OVERLOOKS OPEN FIELDS AND COUNTRYSIDE.

Being situated in Breaston village, this substantial detached property provides a lovely family home which benefits from having a separate annex which could easily be incorporated into the main living accommodation for the property if this was preferred by a new owner. The property will be larger than people will think from just taking a casual look at the front elevation, so we recommend interested parties do take a full inspection so they can see all the accommodation included and the privacy of the rear garden for themselves, which also has a driveway leading to two garage building/stores and two stables at the rear. The property is well placed for easy access to the local amenities provided by Breaston village with those being found in Long Eaton only being a short drive away and there is also access to excellent transport links, all of which have helped to make Breaston such a popular and convenient village to live.

The property stands back from Draycott Road and is entered through double wooden gates with there being parking at the front for several vehicles. The house is constructed of an attractive facia brick under a pitched tiled roof and the tastefully finished accommodation derives all the benefits from having gas central heating and double glazing. Being entered through a stylish front door, the accommodation includes a spacious hallway with aground floor w.c. and utility room off, the lounge has a log burning stove and is positioned at the front of the house and to the rear there is the large L shaped living/dining kitchen which has French oak fitted units and granite work surfaces with integrated appliances in the kitchen and two pairs of double French doors leading out to the private rear garden. This area of the property could easily be extended to incorporate the sitting area of the annex into this main living space if this was preferred by a new owner which is something people will be able to see when they view the property. The annex is positioned to the right of the hallway and this at the moment includes a sitting room or bedroom, shower room/w.c., a sitting room which has French doors leading out to the rear garden and a kitchen, which if the property was altered could become a utility room for the main house. To the first floor a landing leads to four double bedrooms, the larger bedroom at the front having access to the main family bathroom which has a bath and a separate shower and also has a door to the landing, the second bedroom has a dressing room/study area and an en-suite shower room and to the second floor the main bedroom suite has feature sloping ceilings, a large Velux window overlooking the fields at the rear and there is a dressing area and en-suite wet room/w.c. Outside there is block paving at the front of the house which provides off road parking for several vehicles and there is a five bar gate providing access to the pebbled driveway which runs down the left hand side of the house to the rear and provides access to the two garages/stores and two stables which area positioned to the right of the private garden at the rear. The garden provides several places to sit and enjoy outside living with a covered seating area to the bottom left hand corner and there are views from the rear garden over open fields and countryside.

Breaston village provides a number of amenities and facilities including schools for younger children, there are a number of shops in the centre of the village, three local pubs, a bistro restaurant and various coffee eateries while there are further shops including Asda, Tesco and Aldi stores as well as many other retail outlets and schools for older children found in Long Eaton which is only a short drive away, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the 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.

The main front entrance door has two inset leaded opaque glazed panels and matching side panels either side leading to:

Reception Hall
The spacious main reception hall has stairs with a feature balustrade leading to the first floor, radiator, Karndean style flooring, double glazed leaded window to the side and recessed lighting to the ceiling. Panelled doors leading to the lounge, living/dining kitchen, annex/sitting room to the right hand side of the hall and to the ground floor w.c./utility area..

Ground Floor w.c./Utility Room
The ground floor w.c. has a low flush w.c. and a corner hand basin with a mixer tap and tiled splashback, surface with space and plumbing for an automatic washing machine and cupboard beneath, space above for a tumble dryer with there also being a wall cupboard above, tiled flooring, cloaks hanging and an extractor fan.

Lounge
14'4 plus bay x 11'9 approx (4.37m plus bay x 3.58m approx)
The main lounge has a double glazed bay window to the front with leaded top panels, log burning stove set in a chimney breast with an inset wood store to the side and wooden mantle over and a slabbed hearth, radiator, recessed lighting to the ceiling and two TV points.

Dining/Living Kitchen
23'7 x 17'6 overall approx (7.19m x 5.33m overall approx)
The living/dining kitchen is positioned to the rear of the house and is L shaped and provides the opportunity to be further enlarged by incorporating the adjacent annex accommodation. The kitchen area is fitted with French oak units and granite work surfaces and includes a 1½ bowl sink with a pre-wash mixer tap set in a granite work surface with cupboards, drawers and an integrated dishwasher beneath, space for a cooking Range with a De Dietrich hood over and a back plate, housing for a large fridge/freezer with a pull out racked cupboard to one side and a shelved cupboard to the other which has a fitted bookcase at the rear and there is a shelf over where the fridge/freezer would be incorporated, matching eye level wall cupboards and display cabinets, high level granite surface with further storage cupboards and drawers beneath, double glazed window and a double glazed leaded door leading out to the side of the property, Karndean style flooring with under floor heating and recessed lighting to the ceiling.

In the living/dining area within this large open plan living space there are two double glazed leaded French doors with a matching central double glazed leaded panel leading out to the rear garden, three Velux windows in the vaulted ceiling with there being recessed lighting to this and the main ceiling within the room, feature timber wall to one side of the room, two radiators, Karndean style flooring and power points for a wall mounted TV.

Annex
To the right hand side of the property on the ground floor there is living accommodation which could be used as a separate annex or incorporated into the living space of the main house. The accommodation provided includes:

Sitting/TV Room or Bedroom
13' to 11'2 x 11'6 approx (3.96m to 3.40m x 3.51m approx)
Double glazed window to the front with leaded top panels, recessed lighting to the ceiling, double built-in storage cupboard with hanging space and shelving.

Inner Hallway
The hall leads to a ground floor shower room and off the hall there is a double built-in storage cupboard.

Shower Room/w.c.
The ground floor shower room within the annex has a shower with tiling to two walls and a pivot glazed door and protective screen, wall mounted hand basin with mixer tap and a low flush w.c., tiling to three walls, opaque leaded double glazed window, chrome heated ladder towel radiator, tiled flooring, recessed lighting to the ceiling and an X-pelair fan.

Sitting Room
13'9 x 8'3 approx (4.19m x 2.51m approx)
If preferred this room could be incorporated with the main open plan living/dining kitchen but is currently a separate room within the annex and has leaded double glazed French doors leading out to the rear garden, two radiators, two Velux windows to the ceiling, laminate flooring and an aerial point and power point for a wall mounted TV.

Kitchen
10'6 x 7'9 approx (3.20m x 2.36m approx)
The kitchen within the annex has cream units with stainless steel fittings and wood grain effect work surfaces and includes a stainless steel sink with a mixer tap and a four ring hob set in an L shaped work surface with space for a washing machine, cupboards, drawers and an oven beneath, recess for an upright fridge/freezer, matching eye level wall cupboards, hood and back plate to the cooking area, Velux window, recessed lighting to the ceiling and tiled flooring.

First Floor Landing
The split level landing has the feature balustrade continued from the stairs onto the main landing, leaded double glazed window to the front, radiator, stairs with balustrade leading to the second floor, recessed lighting to the ceiling and panelled doors to:

Bedroom 2
11'9 x 11'4 approx (3.58m x 3.45m approx)
Leaded double glazed bay window to the front, radiator, recessed lighting to the ceiling and a TV point.

Bathroom
The main bathroom can also be accessed from the main bedroom to the first floor and is fully tiled with a white suite including a tiled panelled spa bath with a mixer tap, separate large walk-in shower with a mains flow shower system, tiling to three walls and a glazed sliding door with a protective screen, wall mounted hand basin with a mixer tap, low flush w.c., glazed shelf with mirror to the wall above the sink position with further glazed shelving to a second wall, chrome ladder heated towel radiator, tiled flooring and an opaque double glazed leaded window.

Bedroom 3
Double glazed leaded window to the rear overlooking the garden and open fields at the rear of the property, radiator in a housing, recessed lighting to the ceiling, TV point and the boiler and hot water tank is enclosed in a large built-in airing/storage cupboard.

Dressing Room/Study
8'9 x 5'3 approx (2.67m x 1.60m approx)
The dressing room/study is positioned off the second bedroom and has a double glazed leaded window to the rear, recess with hanging space, radiator and recessed lighting to the ceiling.

En-Suite Shower Room
The en-suite to the second bedroom is fully tiled and has a large walk-in shower with a mains flow shower system, tiling to three walls and a glazed folding door, wall mounted hand basin with a mixer tap and a tiled recess above with a double mirror fronted wall mounted cabinet, low flush w.c., tiled flooring, recessed lighting to the ceiling and an extractor fan.

Bedroom 4
13'7 to 10'10 x 10'6 approx (4.14m to 3.30m x 3.20m approx)
Double glazed leaded window to the front, radiator, recessed lighting to the ceiling and a TV point.

Bedroom 5
12'9 x 10' approx (3.89m x 3.05m approx)
Opaque double glazed window to the rear, Velux window to the sloping ceiling, fitted desk/work stations to two walls, radiator and recessed lighting to the ceiling.

Second Floor
The stairs from the first floor lead onto the landing and a door takes you into the main bedroom suite, there is access off the stairs to roof storage space and there is a Velux window to the sloping ceiling over the stairs.

Bedroom 1
14'2 x 13' approx (4.32m x 3.96m approx)
As you enter the main bedroom suite there is a dressing area with a double and single built-in wardrobes and the main bedroom has a double Velux window with fitted blinds overlooking the fields at the rear of the property with two further Velux windows in the sloping ceilings, radiator, recessed lighting to the ceiling and a TV aerial point.

En-Suite
The en-suite to the main bedroom is fully tiled and has a wet room/shower area with a mains flow shower, low flush w.c. and a wall mounted hand basin with a mixer tap and a glazed shelf with mirror above, Velux window in the sloping ceiling, recessed lighting and an X-pelair fan, glass shelved recess and tiled flooring.

Outside
At the front of the property there is a block paved driveway and car standing which provides off road parking for several vehicles and there is a raised brick bed and fencing running along the front boundary with borders to the right hand side and to the left there is low level screening and wooden fencing which runs down the side of the house. There are double gates from the road to the drive, outside lighting and an EV charging point is positioned on the wall at the side of the house. A five bar gate leads onto the pebbled driveway which runs down the left hand side of the house and extends around the bottom of the rear garden leading to the outside storage buildings and stabling which are positioned to the right of the rear garden.

To the rear of the house there is a slabbed patio/seating area which leads onto a lawned garden that has established borders to the right hand side and towards the bottom of the lawned area, there is a hedge to the left boundary and to the bottom left hand corner of the garden there is a block paved covered seating area which provides a lovely area to sit during the warmer months and has power points, there is hedging and fencing running along the rear boundary and there is outside lighting at the rear of the property and an outside water supply is provided to the right hand side.

The driveway leads to the garages/storage buildings and stabling which is positioned off a courtyard to the right hand side of the rear garden and this includes two garages/storage buildings and two stables and has a pebbled and concrete yard area in front of these buildings and they are screened by fencing and established planting from the main garden. There is also a wood store provided, a shed, high level fencing to the front of this area and gates lead onto the fields at the side and rear. There is outside lighting and external power points with a water supply provided at the side of the stables.

Garage 1/Storage
16'6 x 12'8 approx (5.03m x 3.86m approx)
Electrically operated roller door to the front with power points and lighting being provided.

Garage 2
12'9 x 10' approx (3.89m x 3.05m approx)
Electrically operated roller door to the front with power points and lighting provided.

Stable 1
11'5 x 11'3 approx (3.48m x 3.43m approx)
The first stable has panelling to the walls, cushioned flooring, power points and lighting, shelving to one wall and there is a hatch to the front.

Stable 2
11'9 x 10' approx (3.58m x 3.05m approx)
Having wood panelling to the walls, a window to the front and power points and lighting are provided.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into the village of Breaston. Continue along Draycott Road and the property can be found on the right as identified by our for sale board.
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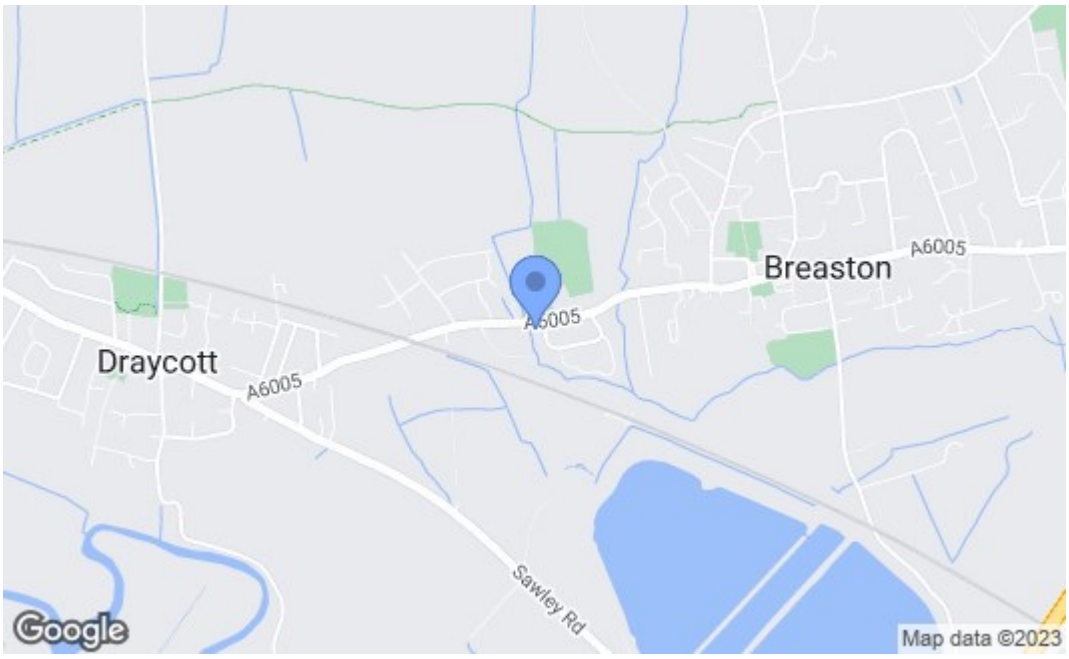
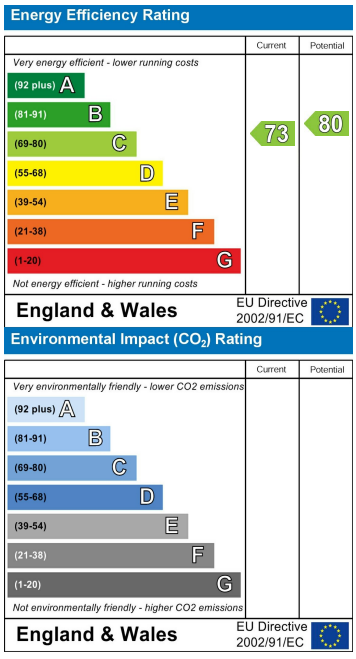
Council Tax
Erewash Borough Council Band F





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818