Robert Ellis

look no further...

40 Station Road,
Draycott, Derbyshire
DE72 3QB

£142,500 Freehold

A WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY.

Robert Ellis are extremely pleased to bring to the market this two bedroom semi detached property situated in the ever popular village of Draycott, set within walking distance of the local shops and amenities the village has to offer. The property is presented to a good standard and derives the benefit of modern conveniences such as gas central heating and double glazing. We are sure the property will suit a whole range of buyers, including first time buyers or an investor looking for a property which would offer a good rental return and an internal viewing comes highly recommended to fully appreciate the size and quality of the accommodation on offer.

This traditional proeprty is constructed of brick to the external elevation all under a tiled roof and in brief comprises of living room, dining room, fitted kitchen, utility area and cloaks/w.c. To the first floor there are two double bedrooms and a large family bathroom. There is also a boarded out loft space which is currently being used as a study which is accessed off the second bedroom through a loft hatch with in-built timber ladders. To the rear there is a low maintenance landscaped garden with paved patio area, gravelled area and raised deck.

Draycott village has gained a reputation over the past few years with all the local community activity that takes place including 'Draycott in Bloom', Scarecrows and the Dickensian evening around Christmas, there are a number of local shops and schools for younger children, schools for older children are within easy reach as are the shopping facilities in nearby Long Eaton which include the Asda and Tesco superstores and numerous other retail outlets with further retail outlets being found in nearby Breaston, Borrowash and Pride Park. There are health care and sports facilities, walks in the picturesque surrounding countryside and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Station and the A52 and other main roads all of which provide good access to both Nottingham and Derby.

Entrance Hallway

Living Room
13' x 11'11 approx (3.96m x 3.63m approx)
With a modern UPVC double glazed door to the front and UPVC double glazed window, coving to the ceiling, bamboo wood flooring, ceiling light point, built-in cupboard housing the electric meter, decorative fireplace with brick surround and tiled hearth, built-in shelving, radiator and internal glazed door to:

Inner Lobby
Stairs to the first floor, shelving offering additional storage space and doorway through to:

Dining Room
12'5 x 12' approx (3.78m x 3.66m approx)
UPVC double glazed window to the rear, wall mounted radiator, bamboo wood flooring, ceiling light point, understairs storage cupboard providing useful additional storage with double glazed window to the side and shelving for additional storage and meters, doorway to:

Kitchen
9'7 x 6'10 approx (2.92m x 2.08m approx)
With a range of matching base units incorporating wooden work surface above, space and point for free standing gas cooker, 1½ bowl ceramic sink with swan neck mixer tap, tiled splashbacks, UPVC double glazed window to the side and UPVC double glazed door to the rear garden, ceiling light point, tiled floor and archway through to:

Utility Area
6'6 x 4'4 approx (1.98m x 1.32m approx)
With space and point for free standing American style fridge freezer, space and plumbing for automatic washing machine and free standing dishwahser, space and point for free standing tumble dryer and microwave, ceiling light point, additional shelving and storage cupboard, door to:

Cloaks/w.c.
Low flush w.c., vanity wash hand basin with tiled splashback, wall mounted radiator, UPVC double glazed window to the rear, tiling to the floor, ceiling light point.

First Floor Landing
UPVC double glazed window to the side, ceiling light point, panelled doors to:

Bedroom 1
12'7 x 12'1 approx (3.84m x 3.68m approx)
Two UPVC double glazed windows to the front, wall mounted radiator, ceiling light point, built-in storage cupboard over the stairs.

Bedroom 2
13' x 12' approx (3.96m x 3.66m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, loft access hatch and panelled door to:

Bathroom
14'6 x 7' approx (4.42m x 2.13m approx)
This large family bathroom comprises of a three piece suite comprising panelled bath with electric 'Mira' shower over, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the rear, wall mounted radiator, tiled splashbacks, airing/storage cupboard housing 'Baxi' gas central heating combination boiler.

Loft Room
13'8 x 12'3 approx (4.17m x 3.73m approx)
UPVC double glazed window to the side, access to the eaves at the front and rear for additional storage, recessed spotlights to the ceiling, laminate flooring and wall mounted electric heater.

Outside
To the rear there is an enclosed low maintenance garden with large paved patio area, raised garden with gravelled area and raised deck, mature bushes planted to the boundaries with additional water feature.

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 Station Road and upon reaching the shops the property can be found on the left as identified by our 'for sale' board.
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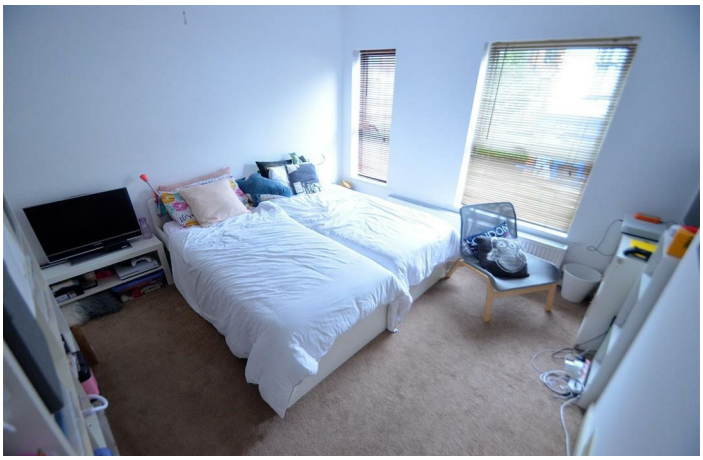

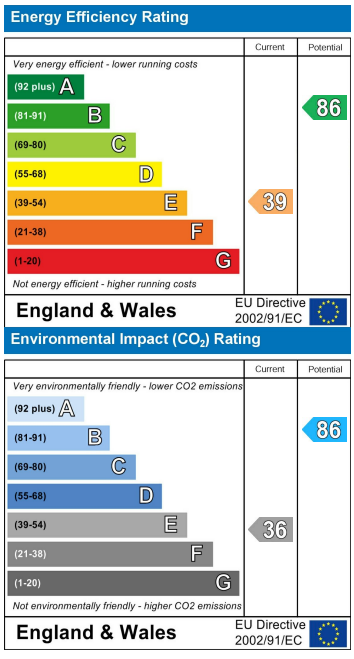

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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