Robert Ellis

look no further...

Thoresby Crescent,
Draycott, Derbyshire
DE72 3PH

£260,000 Freehold

LOCATED ON A QUIET CUL DE SAC, THIS TWO BEDROOM SEMI DETACHED BUNGALOW BENEFITS FROM OCCUPYING A CORNER PLOT WITH SPACIOUS ACCOMMODATION.

Robert Ellis are delighted to market this appealing bungalow that is offered for sale with no upward chain. There is an open porch that leads to the inner hallway The living room is a good size and has a feature gas fire with attractive surround. There is a separate dining room and a conservatory that overlooks the rear garden. The kitchen is also a good size and is well appointed. There are two bedrooms , the master has built in wardrobes and there is a modern fitted wet room. To the front there is a lawned area and a driveway providing off road parking and access to the single detached garage through the electric wooden gates. The corner plot offers excellent privacy and a generous rear garden with multiple seating areas.

Located in the popular residential village of Draycott, close to a wide range of local schools, parks, farm shops and other amenities. The property is within a 10 minute drive from Long Eaton town centre where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links easily accessible such as nearby bus stops and major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.

This bungalow would appeal to those who are looking to downsize, that are happy with some updating but still enjoy gardening. Contact Robert Ellis to arrange your viewing.

Entrance Porch
approx (approx)
Entrance porch to the side elevation comprising tiled flooring, UPVC double glazed entrance door to the hallway.

Entrance Hallway
Wall mounted radiator, loft access hatch, storage cupboard with shelving housing the electrical consumer unit and pressure valve for the boiler, doors leading off to:

Loft
Housing the boiler.

Kitchen
9'10" x 8'10" approx (3 x 2.71 approx)
UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, a range of wall and base units with worksurfaces over incorporating a stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, four ring NEFF gas hob with NEFF extractor hood over, space and plumbing for a washing machine or for a dishwasher, integrated fridge freezer, serving hatch, vinyl flooring.

Living Room
16'4" 10'3" approx (4.99 3.13 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, wall light points, fireplace featuring inset gas living flame fire with timber surround and marble hearth.

Dining Room
9'10" x 8'10" approx (3.01 x 2.70 approx)
Glazed French doors leading through to the conservatory with glazed panels either side, wall mounted radiator, door leading through to bedroom two.

Conservatory
11'0" x 9'8" approx (3.37 x 2.96 approx)
UPVC double glazed windows surrounding, power and lighting, tiled flooring, UPVC double glazed French doors leading out to the rear garden.

Bedroom One
13'6" x 10'4" approx (4.13 x 3.16 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, built-in wardrobes.

Bedroom Two
8'0" x 9'10" approx (2.46 x 3 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling.

Wet Room
6'2" x 5'4" approx (1.89 x 1.64 approx)
UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, extractor fan, Mira mains fed shower with fixed shower screen and grab handle, fold down seat, wash hand basin, WC, chrome heated towel rail, aqua boards to walls.

Outside
To the front of the property there is a lawned area with mature shrubs and trees planted to the borders, side gated access to the rear, block paved driveway providing ample off the road vehicle hardstanding, electric wooden gates providing access to further secure driveway giving access to the freestanding garage.

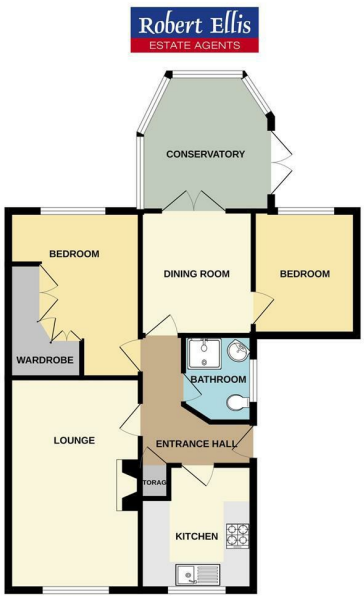
To the rear and side of the property there is an enclosed wrap around garden with a fish pond, being laid mainly to lawn with a range of mature shrubs and trees planted to the borders, paved patio areas providing ideal seating space, access to the garage, side gated access to the front of the property and a shed.

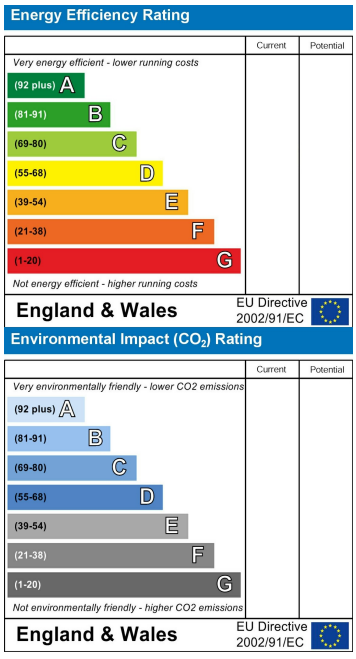
Garage
15'6" x 8'9" approx (4.74 x 2.67 approx)
Electric up and over door to the front elevation, light and power, windows to the side elevation.

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 to the centre of Draycott and turn left into Cleveland Avenue, right into Lime Grove and right again into Thoresby Crescent where the property can be found on the right.
8792MH

Council Tax
Erewash Borough Council Band B

Additional Information
Council Tax Band: B
Local Authority: Erewash
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps Ultrafast 10000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





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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