Robert Ellis

look no further...

Derby Road,
Draycott, Derbyshire
DE72 3NX

£385,000 Freehold

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THIS IS A VICTORIAN SEMI DETACHED PROPERTY WHICH HAS BEEN EXTENDED TO THE REAR AND INTO THE LOFT SPACE TO CREATE A THREE OR FOUR BEDROOM HOME WHICH STILL RETAINS MANY ORIGINAL FEATURES.

Being situated on Derby Road on the outskirts of Draycott Village, this substantial Victorian semi detached property provides a lovely home that will suit the needs of a whole range of buyers and since being originally constructed has been extended to the rear and into the loft where there is a further bedroom with an en-suite shower room. The property still retains many original features such as Minton tiled flooring, original pine doors, cornices and plaster mouldings and for all that is included in this lovely home to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property and the private Southerly facing rear garden for themselves. Draycott is an award winning village situated between Nottingham and Derby which is a very popular semi rural location with there being excellent transport links all of which has helped to make it a very popular and convenient place for people to live.

The property stands back from the road with car standing at the front and side and is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefits of gas central heating and double glazing with the windows having been replaced with sash style original looking windows and the house includes a fully enclosed porch, reception hall with Minton tiled flooring and pine doors leading to the lounge/sitting room which has a feature fireplace and double glazed bay window to the front, there are stairs taking you to the first floor and a second door taking you to the dining/sitting room, from which there are double opening double glazed French doors leading out t the rear garden and a feature fireplace incorporating a gas log burning stove. The kitchen is open plan to the rear reception room and it has hand painted units and wooden work surfaces with integrated appliances which also includes a cooking Range and off the kitchen there is a most useful utility room and a rear hallway which leads to a further room that could either be a sitting room or fourth bedroom with this room having double glazed double opening French doors leading out to the rear garden. There is also a ground floor w.c./wet room which could be an en-suite to a ground floor bedroom and to the first floor the landing leads to two double bedrooms with there being a bathroom off the main bedroom which has a bath and separate shower. To the second floor there is a further double bedroom which has an en-suite shower room. Outside there is car standing at the front with double gates leading to the rear where there are patio areas, a lawn with borders to the sides and at the bottom of the garden a covered seating area with an adjoining shed which is one of several places to sit and enjoy outside living. The Southerly facing rear garden is kept private by having fencing to all three boundaries.

Draycott is an award winning village which over recent years has become a very popular place to live with there being a number of local shops, schools for younger children, healthcare and sports facilities which include several local golf courses, walks in the picturesque countryside which includes Church Wilne and St Chad's, further shopping facilities and schools for older children can be found in Long Eaton and at Sandiacre with there also being an Asda at Spondon and The Wyvern at Pride Park is only a short drive away and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Enclosed porch with a composite front door with two inset glazed leaded panels and a glazed panel above, feature original Minton tiled flooring with glazed tiling to both side walls and door with inset opaque glazed panels to:

Reception Hall
Stairs with hand rail leading to the first floor, original Minton tiled flooring, cornice to the wall an ceiling, dado rail to the walls, plaster archway with mouldings, pine door leading to the lounge and pine door with two inset glazed panels leading through to the dining/sitting room.

Lounge/Sitting Room
11'6 x 11'3 plus bay approx (3.51m x 3.43m plus bay approx)
Original sash style double glazed bay window to the front, Adam style fireplace with cast iron and tiled inset and a tiled hearth, cornice to the wall and ceiling, picture rail to the walls, radiator and the electricity meter and consumer unit is housed in a fitted cupboard behind the TV position.

Dining Room
14'6 x 11' approx (4.42m x 3.35m approx)
Double glazed double opening French doors leading out to the private rear garden, feature gas log burning stove set in a chimney breast with a wooden mantle over, Karndean flooring, understairs cupboard with double pine doors with inset glazed panels with the gas meter being housed within this storage space, cornice to the wall and ceiling and a radiator.

Kitchen
The kitchen is open plan to the dining/sitting room and it has hand painted units and oak work surfaces and includes a Belfast sink with a mixer tap set in an L shaped wooden work surface with cupboards and an integrated dishwasher below, Range Master cooking range and a further wooden work surface to the right hand side of the cooking Range with a cupboard under, extending along the side wall of the kitchen is a wooden work surface with cupboards, wine rack, drawers and basket shelves under, tiling to the walls by the work surface areas, two double glazed sash style windows to the side, tiling to the walls by the work surface and cooking areas, double upright original pine cupboards with drawers, hood to the cooking area, space for an upright fridge/freezer, pine door with two inset glazed panels and a matching panel above leading to the utility room and a radiator.

Utility Room
7'3 x 4'8 approx (2.21m x 1.42m approx)
The utility room has a Belfast sink set in a work surface with matching cupboards to those in the kitchen and space for an automatic washing machine and freezer or other appliance below, Karndean flooring, Velux window to the ceiling and tiling to the walls by the work surface areas.

Rear Hall
From the rear hall there is a composite door with inset opaque glazed panels leading out to the side of the property, Karndean flooring and a wall mounted boiler.

Sitting Room/Bedroom 4
10'8 x 9'3 appprox (3.25m x 2.82m appprox)
This lovely room has double opening double glazed French doors leading out to the rear garden, a Velux window to the sloping ceiling, radiator and Karndean flooring.

Wet Room/w.c.
The wet room/w.c. is situated towards the rear of the house and could be an en-suite to the ground floor room which could be either a bedroom or sitting room and has a walk-in shower with tiling to three walls and a glass block wall to one side, low flush w.c. with a concealed cistern, sink with mixer tap set on a surface with a double cupboard under, tiled flooring, ladder heated towel radiator, tiling to the walls, Velux window to the sloping ceiling and a mirror to the wall by the sink.

First Floor Landing
Double glazed sash style window to the side, door to the stairs leading to the second floor and pine doors to:

Bedroom 1
Double glazed sash style window to the rear, feature original cast iron firepalce, radiator, pine door to the built-in wardrobe/cupboard and pine door to:

Bathroom
11'5 x 8'5 approx (3.48m x 2.57m approx)
The bathroom has a cast iron bath, separate large walk-in shower which has a mains flow shower system, tiling to two walls and a glazed door with protective screens, pedestal wash hand basin and low flush w.c., radiator, walls half tiled, opaque double glazed sash style window, airing/storage cupboard and double mirror fronted wall cabinet.

Bedroom 2
14'8 x 8'5 approx (4.47m x 2.57m approx)
This bedroom is positioned at the front of the house and has two double glazed sash style windows, radiator, access to storage space beneath the stairs and a feature original fireplace.

Second Floor

Bedroom 3
14'6 reducing to 8'8 x 13'5 approx (4.42m reducing to 2.64m x 4.09m approx)
Double glazed sash style widow to the side and a large Velux window to the sloping ceiling, the balustrade continues from the stairs into the room, two access points to the loft space and a wall mounted heater.

En-Suite
The en-suite to this bedroom has a corner shower with tiling to the walls and sliding doors with protective screens, pedestal wash hand basin with a tiled splashback, mirror to the wall above the sink, low flush w.c. and an access point to the roof storage space.

Outside
At the front and side of the property there is a driveway and parking area which provides off the road parking for several vehicles and from the drive there are double gates taking you to the rear of the property. There is a wall to the right hand boundary and a fence to the left with a hedge running across the front which helps create privacy from the road.

To the rear of the property there is a slabbed patio at the side of the property which provides several places to sit and enjoy outside living and this extends to the rear of the building where there is a further seating area and a lawn with established borders to the sides and at the bottom of the garden there is a recently constructed outbuilding which provides a lovely covered outside seating area (12'10 x 10'6) and next to this there is a shed. The rear garden is kept private by having fencing to the two side boundaries with fencing also running along the rear boundary and there is outside lighting and a water supply provided.

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 hand side.
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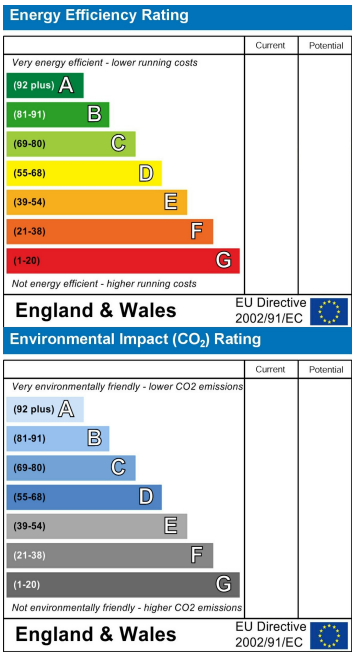

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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